



CITY COUNCIL MEETING

February 3, 2015 – Agenda

Mt. Si Senior Center, 411 Main Ave. S., North Bend, Washington

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

CONSENT AGENDA:

		Pg.#
1) Minutes	Council Meeting of January 6, 2015	1
2) Payroll	December 31, 2014 – 27202 , in the amount of \$36,196.71 January 20, 2015 – 27203 through 27209 , in the amount of \$161,834.75	
3) Checks	December 31, 2014 – 60600 through 60667 , in the amount of \$738,680.29 January 20, 2015 – 60668 through 60687 , in the amount of \$375,345.42 February 3, 2015 – 60688 through 60738 , in the amount of \$575,640.94	
4) AB15-007	Motion – Authorizing 2 nd Amendment to Police Services Contract	Ms. Lindell 7
5) AB15-008	Motion – Authorizing Contract with SHD for EJ Roberts Park	Mr. Rigos 15
6) AB15-009	Motion – Authorizing Contract with Blue Line for Ribary Creek Project	Mr. Rigos 27

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

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

7) Proclamation	Relay for Life Day	Mayor Hearing 47
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INTRODUCTIONS:

8) AB15-010	Resolution – Setting a Public Hearing Date on ROW Vacation	Ms. Burrell 49
9) AB15-011	Motion – Authorizing Purchase of VIC Sign	Ms. Estep 73

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.)

ADJOURNMENT:

DRAFT

NORTH BEND CITY COUNCIL MINUTES

January 6, 2015

Senior Center, 411 Main Ave. S., North Bend, Washington

CALL TO ORDER, ROLL CALL:

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

Councilmembers Present: Cook, Gothelf, Kolodejchuk, Loudenback, Pettersen, Rosen and Williamson.

CONSENT AGENDA:

Minutes – Council Meeting of December 2, 2014

Payroll – December 5, 2014 – 27181 through 27187, in the amount of **\$152,730.66**

December 19, 2014 – 27188 through 27194, in the amount of **\$126,882.17**

December 31, 2014 – 27195 through 27201, in the amount of **\$141,506.02**

Checks – December 16, 2014 – 60473 through 60540, in the amount of **\$577,250.53**

December 31, 2014 – 60541 through 60591, in the amount of **\$178,358.63**

January 6, 2015 – 60592 through 60599, in the amount of **\$137,750.82**

AB15-001 – Motion Authorizing Payment to VPC, Inc.

AB15-002 – Motion Authorizing Amendment to Crouch Tollgate Contract

Councilmember Rosen **MOVED**, seconded by Councilmember Gothelf to approve the consent agenda as presented. The motion **PASSED** 7-0.

CITIZENS COMMENTS:

Joel Aune, 1030 LaForest Drive SE, Superintendent of Snoqualmie Valley School District, discussed the upcoming February 10th \$244.4 million dollar bond proposition for the School District. He explained the proposition was comprised of the following three components: 1). Construction of a 6th Elementary School, 2). Complete remodel and expansion of Mt Si High School, 3). Existing needs across the district and throughout the infrastructure. Mr. Aune noted the district would qualify for certain grants on some of the projects which would reduce costs and explained that tax exemptions were available for certain qualifying senior citizens.

Kirk Harris, 4921 370th Court SE, Fall City, Chairman of Snoqualmie Valley Citizens for Schools, described the group's ongoing volunteer efforts to promote passage of the upcoming Snoqualmie Valley School District bond proposition. He noted January 12th was the deadline for those not yet registered to vote in the February 10th election and that the proposition required a super majority of sixty percent to pass. He explained the group was currently seeking individual endorsements for the bond proposition and was also looking for additional volunteers.

DRAFT

Dave Olson, 440 Main Ave S, reported on the 2014 Kiwanis Giving Tree Program. Additionally, he encouraged everyone to donate to the Snoqualmie Valley Food Bank and consider visiting the local winter shelter to find out more about the program.

Travis Bridgman, 770 Ogle Ave NE, encouraged everyone to patronize local businesses and donate items to the Mt Si Senior Center Thrift Store.

Celia McNay, 13121 455th Place SE, wished everyone a Happy New Year. Additionally, she reminded everyone of the public hearing on January 8th regarding the Segale Development and encouraged all to review the materials regarding the development carefully to ensure this step in growth was right for the community.

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

Presentation – 2014 Citizen of the Year

Audio: 24:30

Mayor Hearing presented the 2014 Citizen of the Year Award to Amy Biggs.

Mayor Hearing recessed the meeting at 7:34 p.m. for a ten minute break to celebrate the award.

Mayor Hearing called the meeting back to order at 7:46 p.m.

Deputy Fire Chief Wes Collins presented the City with an automatic defibrillator unit which had been obtained through a grant program managed by King County Emergency Management Services.

AB15-003 – 2015 Council Standing Committee Appointments

Audio: 37:51

Mayor Pro Tem Williamson proposed the following 2015 Council Committee appointments for Council's consideration:

Community & Economic Development Committee:

Chair – Councilmember Kolodejchuk

Members – Councilmember Loudenback, Councilmember Pettersen

Budget, Finance & Administration Committee:

Chair – Councilmember Cook

Members – Councilmember Gothelf, Councilmember Rosen

Public Health & Safety Committee:

Chair – Councilmember Gothelf

Members – Councilmember Kolodejchuk, Councilmember Pettersen

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Transportation & Public Works Committee:

Chair – Councilmember Loudenback

Members – Councilmember Cook, Councilmember Rosen

Councilmember Williamson **MOVED**, seconded by Councilmember Gothelf to approve AB15-003 confirming the 2015 appointments to the Council’s Standing Committees. The motion **PASSED** 7-0.

INTRODUCTIONS:

AB15-004 – Public Hearing, Ordinance Ordering Reassessment of Certain Appellant Owned Properties in ULID No. 6 **Audio: 40:43**

City Administrator Lindell provided the staff report.

Mayor Hearing opened the Public Hearing on an Ordinance Ordering Reassessment of Certain Appellant Owned Properties in ULID No. 6 at 7:55 p.m. There were no public comments and the Mayor closed the Public Hearing at 7:55 p.m.

Councilmember Loudenback **MOVED**, seconded by Councilmember Pettersen to repeal Ordinance No. 1537 and approve AB15-004, an ordinance reassessing 7 property owners in ULID No. 6 and revising the description of the utility improvement with an amendment to the second clause on page two of the ordinance removing the wording as follows: “for a substantial majority of properties within the District”, as a first and final reading. The motion **PASSED** 7-0.

AB15-005 – Motion Authorizing Amendment to Kenyon-Disend Contract **Audio: 44:51**

City Administrator Lindell provided the staff report.

Councilmember Williamson **MOVED**, seconded by Councilmember Loudenback to approve AB15-005, authorizing the Mayor to sign a Second Amendment to Legal Services Contract with Kenyon Disend, PLLC, for City Attorney Services. The motion **PASSED** 7-0.

AB15-006 – Resolution 1671 Declaring Emergency RE NE 12th Street Repairs **Audio: 47:24**

Public Works Director Rigos provided the staff report.

Councilmember Loudenback **MOVED**, seconded by Councilmember Rosen to approve AB15-006, a resolution authorizing the Mayor to enter into a certain contract with Pro Grade Enterprises to construct emergency repairs to NE 12th Street and declaring an emergency. The motion **PASSED** 7-0.

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MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

Councilmembers wished everyone a Happy New Year.

Councilmember Loudenback thanked citizens for all of their votes of confidence regarding the City's ballot measure that was a part of the last election.

Councilmember Pettersen highlighted the following positive items for the New Year:

1. Strong Budget with maintenance of 10% reserve
2. High public satisfaction with Police Services
3. Downtown revitalization with new Downtown Plaza and possible new Civic Center
4. Significant problems at WWTP being addressed
5. New improvements/amenities at local parks
6. Infrastructure Improvements, particularly design of new roundabout at Park Street and North Bend Way
7. Ground work started at new hotel site
8. New Visitor's Information Center
9. New growth

Councilmember Cook commented he was looking forward to the new committee assignments.

Councilmember Kolodejchuk related a recent incident in which a friend has lost his home to a fire. He commented that the fire, which started in the garage, might have been prevented if he had placed a smoke detector in that location. He encouraged all citizens to consider placing a smoke detector in their garages to prevent a similar tragedy. Additionally, he noted the Mt Si Life Skills Program was holding a dinner auction fundraiser on Saturday, January 17th at the Snoqualmie Valley Eagles.

Councilmember Williamson thanked fellow Councilmembers for accepting their committee assignments.

City Administrator Lindell thanked the Snoqualmie/North Bend Police and the Public Works Department for all of their hard work during the recent flood event.

Mayor Hearing spoke regarding the following items:

- Don DeBerg, 2014 Employee of the Year
- Clean Audit Report from State Auditor's Office
- Business Licenses Required for Door-to Door Salesmen
- February 6th Council Retreat

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EXECUTIVE SESSION:

Mayor Hearing recessed the regular meeting for an Executive Session at 8:15 p.m. to discuss property acquisition, pursuant to RCW 42.30.110(1)(b). No action was anticipated as a result of the Executive Session, which was expected to last fifteen minutes and videotaping of the meeting ceased.

The regular meeting was reconvened at 8:30 p.m.

ADJOURNMENT:

Councilmember Gothelf **MOVED** to adjourn, seconded by Councilmember Rosen. The motion **PASSED** 7-0.

The meeting adjourned at 8:30 p.m.

ATTEST:

Kenneth G. Hearing, Mayor

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:		Agenda Date: February 3, 2015	AB15-007	
A Motion Authorizing a Second Amendment to the Police Services ILA with Snoqualmie to Increase Staffing from 7 Police Officers to 8 Police Officers & Authorizing the Purchase of a Police Vehicle Cost Impact: \$143,000 a year for the police officer and \$77,085 one-time cost for a new police vehicle Fund Source: General Fund Timeline: April 1, 2015		Department/Committee/Individual		
		Mayor Ken Hearing		
		City Administrator – Londi Lindell		X
		City Attorney - Mike Kenyon		
		City Clerk – Susie Oppedal		
		Community & Economic Development – Gina Estep		
		Finance – Dawn Masko		
		Public Works – Mark Rigos		
Attachments: Exhibit A –Second Amendment to Interlocal Agreement with Snoqualmie for Police Services; Cost Detail on Police Vehicle				
SUMMARY STATEMENT: On September 4, 2012, the North Bend City Council authorized the Mayor to enter into an Interlocal Agreement with the City of Snoqualmie for Police Services (ILA). The ILA originally provided that Snoqualmie would hire six (6) new police officers to serve North Bend. The First Amendment to the ILA for a 7 th police officer was approved by the North Bend City Council on October 2, 2012 and subsequently approved by the Snoqualmie City Council. On May 20, 2014 the City Council passed Resolution 1654 which provided for submission to the qualified voters of the City at the November 4 th General Election a proposition authorizing the City to impose a sales and use tax at the rate of one-tenth of one percent for public safety purposes. This ballot measure was overwhelmingly approved by the North Bend voters and increased the City’s sales tax from 8.8% to 8.9%, which equates to one cent on a \$10 purchase. The voters were advised that the proceeds generated from this sales tax levy would be used to hire an eighth police officer—allowing the City to have two police officers on duty for 18 hours a day--- and would be used to assist with fire service funding. The purpose of the attached Second Amendment to the Snoqualmie Police Services Agreement is to provide for the addition of an 8 th police officer and to provide for the purchase of a new police vehicle. The cost details on the vehicle are also attached to this Agenda Bill. The remaining terms and conditions of the ILA remain in full force and effect.				
COMMITTEE REVIEW AND RECOMMENDATION: The Public Health & Safety Committee reviewed this item at its January 13, 2015 meeting and recommended approval.				
RECOMMENDED ACTION: MOTION to approve AB15-007, authorizing the Mayor to execute a Second Amendment to the Interlocal Agreement between North Bend and Snoqualmie for Police Services to increase the staffing to 8 police officers and authorize the purchase of another police vehicle.				
RECORD OF COUNCIL ACTION				
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>		
February 3, 2015				

SECOND AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF NORTH BEND AND THE CITY OF SNOQUALMIE FOR POLICE SERVICES

THIS SECOND AMENDMENT TO INTERLOCAL AGREEMENT (“Amendment”) is entered into between the City of North Bend, a Washington municipal corporation (“North Bend”) and the City of Snoqualmie, a Washington municipal corporation (“Snoqualmie”).

**I
RECITALS**

A. North Bend and Snoqualmie are each authorized under Washington law to form and operate a police department.

B. The Interlocal Cooperation Act, chapter 39.34 RCW, authorizes municipal corporations to contract with one another to perform any act that each is independently authorized to perform.

C. North Bend and Snoqualmie entered into an Interlocal Agreement (“ILA”) for Police Services dated effective September 10, 2012.

D. The ILA provides that Snoqualmie will hire six (6) full time equivalent police officers in order to deliver the services to North Bend.

E. By First Amendment to the ILA, the parties agreed to increase this staffing level to seven (7) full time equivalent police officers. Following the passage of Public Safety Measure Proposition 1, the parties desire to increase this staffing level to eight (8) full time equivalent police officers in order to increase the level of police service within the City of North Bend.

F. Snoqualmie wishes to provide these additional police services to North Bend on the terms and conditions set forth in this Amendment.

G. The parties enter into this Amendment in consideration of the mutual covenants and promises set forth in this Second Amendment, the First Amendment and the ILA, the mutual benefits to be derived by each and in the exercise of authority granted by the Interlocal Cooperation Act.

II

1. Additional Police Services. Section 1(a) of the ILA shall be amended as follows:

- a. Provide a minimum of ~~two one (21)~~ officers on duty within the corporate limits of North Bend for 18 hours per day, 365 days per year and provide a minimum of one (1) officer at such other times, at all times (24 hours per day, 365 days per year), subject only to necessary priorities caused by critical concurrent calls for service, by hiring nine (9) eight (8) full-time equivalents (FTEs) consisting of eight (8) seven (7) full-time police officers and one (1) records administration position; provided, any

Snoqualmie police officer may be assigned to work in North Bend. Snoqualmie will consult with the North Bend City Administrator on proposed hires but shall retain sole decision making authority. Snoqualmie will hire the City of North Bend’s current Police Office Supervisor to perform these records administration functions if she applies for the position but salary and benefits will be those set forth in the Snoqualmie job description. Patrol shifts will be scheduled so there is sufficient overlap for shift change in order to insure that an officer coming on-shift has completed any administrative tasks and is actually on patrol prior to the completion of the shift by the officer going off-shift.

2. Compensation. Section 5(a) of the ILA shall be amended as follows:

5. Compensation.

- a. During the Term, North Bend shall pay Snoqualmie the following amounts in equal monthly installments as full payment for the Services.

March 8, 2014 through December 31, 2014	\$1,039,670	<u>\$1,156,812</u>
January 1, 2015 through March <u>December</u> 31, 2015	\$1,427,000	<u>\$ 356,750</u>
April 1, 2015 through December 31, 2015		<u>\$1,070,205</u>
January 1, 2016 through December 31, 2016	\$1,467,000	<u>\$1,610,000</u>
January 1, 2017 through December 31, 2017	\$1,505,000	<u>\$1,648,000</u>
January 1, 2018 through December 31, 2018	\$1,545,000	<u>\$1,688,000</u>
January 1, 2019 through March 7, 2019	\$ 266,535	<u>\$ 292,407</u>

3. Additional Police Vehicle. Section 6 of the ILA shall be amended to add the purchase of one (1) additional fully equipped police vehicle to be used in delivering the Services. On or before May 1, 2015, North Bend shall pay Snoqualmie Seventy Seven Thousand Eighty Five Dollars and No/100 (\$77,085.00) to purchase the vehicle. All police vehicles will be owned by Snoqualmie and in the event this ILA is not renewed at the end of the Term, the vehicles will remain the personal property of Snoqualmie. The Parties agree that the useful life of a police vehicle is between four (4) and five (5) years.

4. All Other Provisions of ILA Remain in Full Force and Effect.

All other provisions of the ILA not specifically amended by the First Amendment or this Second Amendment shall remain in full force and effect.

DATED this _____ day of February, 2015.

CITY OF SNOQUALMIE

CITY OF NORTH BEND

By: _____
Matthew R. Larson, Mayor

By: _____
Kenneth G. Hearing, Mayor

By direction of the City Council
Taken _____

By direction of the City Council
Taken _____

Attest:

Attest:

Jodi Warren, City Clerk

Susie Oppedal, City Clerk

Approved as to Form:

Approved as to Form:

Bob Sterbank, City Attorney

Michael R. Kenyon, City Attorney

2015 Chevrolet Tahoe 4wd Police Vehicle

Vehicle

2015 Chevrolet Tahoe 4x4 Pursuit Rated	\$36,778.00 w/tax
Bluetooth Compatible	\$400.00

EMERGENCY EQUIPMENT

Emergency Lights w/Liberty light bar and siren package	\$7196.00
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EQUIPMENT INSTALLATION FCI

Install Labor	\$3500.00
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INTERIOR PARTITIONS AND WEAPONS KIT

Bodyguard #XL front partition	\$682.00
Bodyguard #12-VS rear partition	\$330.00
Double weapon mounting system	\$550.00
Polycarbonate tinted window barriers	\$187.00
Push Bumpers P-450	\$615.00
Fender Wraps W/V23 Lights	\$720.00
Plastic Rear Seat (Setina)	\$600.00

RADIOS, ANTENNAS, DOCKING STATION, LAPTOP

Motorola APX-6500 mobile 800 radio	\$3250.00
VHF Kenwood 7180 radio	\$750.00
Stalker Radar and cabling	\$3200.00
Wireless Modem	\$1000.00
Antennas	\$500.00
Panasonic Toughbook	\$4500.00
Docking Station	\$500.00

Brother PJ6 Printers	\$350.00
Microphone Bar Code Scanner	\$350.00
Headrest printer set-up	\$250.00

STORAGE AND VEHICLE EQUIPMENT

Truck Vault (102)	\$1500.00
Digital Camera with case	\$500.00
Flashlight	\$140.00
Vehicle Unlock Kit	\$100.00
Evidence Kit	\$125.00
Seat Cover (Wet Okle) Neoprene	\$500.00
Garmin GPS Unit	\$200.00
Bug Guard	\$70.00
Window Vents	\$75.00
Charge Guard	\$75.00
First Aid Kit	\$150.00
Vehicle Graphics w/install	\$750.00

Vehicle w/tax \$36,778.00

Equipment\$33,615.00

Equipment Labor \$3,500.00

Equipment & Labor tax \$3,192.00

Total \$77,085.00

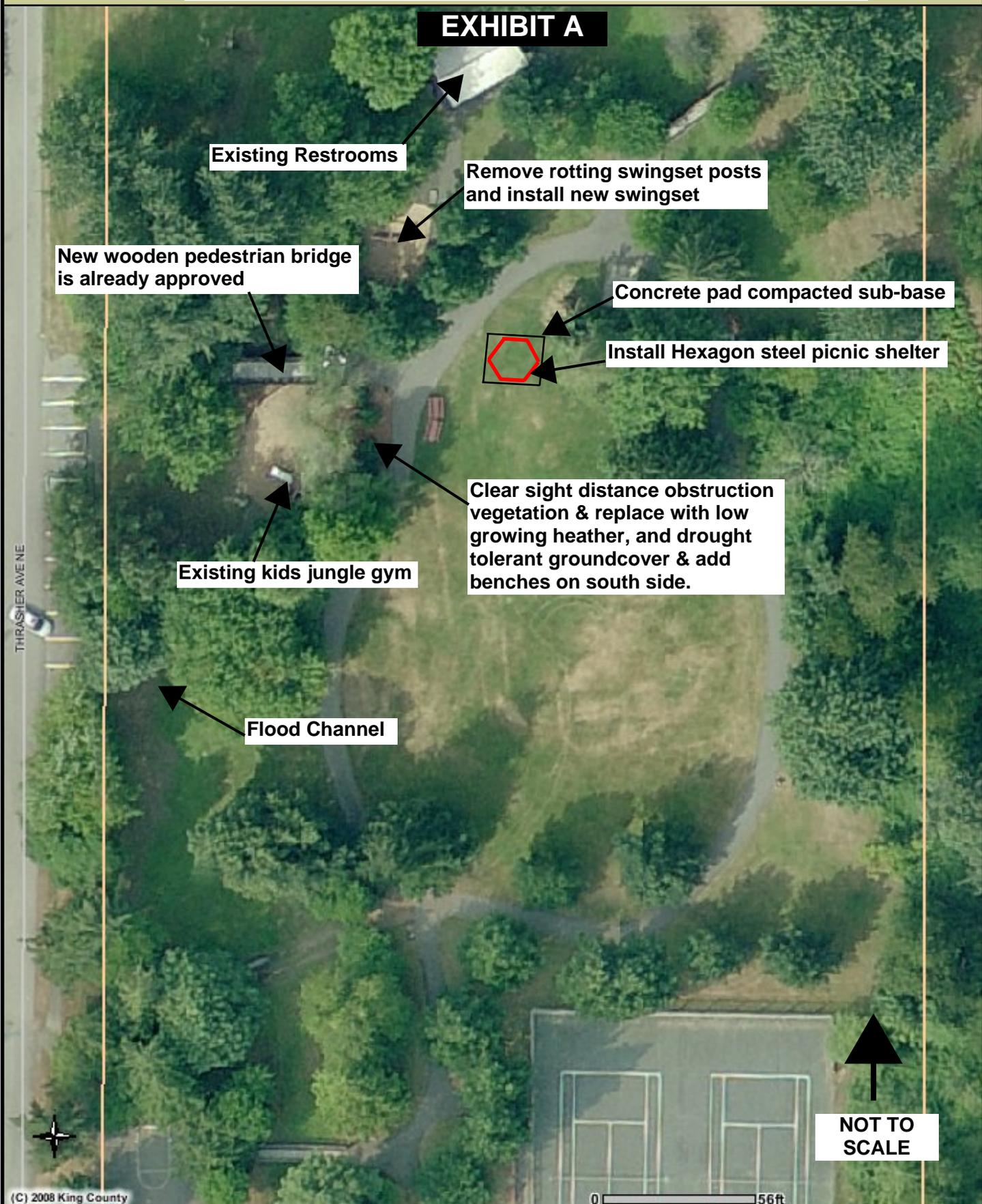


City Council Agenda Bill

SUBJECT:		Agenda Date: February 3, 2015	AB15-008	
A Motion Authorizing a Design Contract with Scott Holsapple Design Landscape Architecture (SHD) for EJ Roberts Park Picnic Shelter and Playground improvements Cost Impact: \$8,600 Fund Source: Park Impact Fees from Dev. Timeline: Immediate		Department/Committee/Individual		
		Mayor Ken Hearing		
		City Administrator – Londi Lindell		
		City Attorney - Mike Kenyon		
		City Clerk – Susie Oppedal		
		Community & Economic Development – Gina Estep		
		Finance – Dawn Masko		
		Public Works – Mark Rigos, PE		X
Attachments: Exhibit A - Conceptual Site Plan, Exhibit B - SHD Scope of Services and Fee, Exhibit C - Preliminary equipment selections				
SUMMARY STATEMENT: EJ Roberts Park, located in downtown North Bend, has been identified as needing capital improvements and staff is proposing using Park Impact Fees for the improvements. EJ Roberts has not had major improvements or upgrades since the current bathrooms and tennis / basketball court were installed in 1990. Proposed improvements include construction of a new pedestrian bridge (already approved by Council); a picnic shelter (steel building) and new playground equipment (see attached Exhibit A). Combining the proposed projects saves the City economies of scale. A prior contract with SHD in the amount of \$7,400, which was reviewed by the Transportation & Public Works Committee, included evolution of bridge designs and estimated costs, base drawings and site plan, removal / site preparation / restoration plan, bid administration, and construction and observation for the planned pedestrian bridge. This current proposed contract with SHD includes preparation of landscaping related design of the picnic shelter and playground improvements (including base drawings and a site plan), additional design services (include preparation of bid documents) and project administration. Additionally it includes a layout and grading plan, planting plan, structural engineering design and calculations on the bridge, details, landscape specs and instructions to bidders. Complete bid administration will include distribution, questions and clarification during the bid phase; and finally construction administration and observation. The proposed contract in the amount of \$8,600 with Scott Holsapple Design (SHD) completes the design of the project (see attached Exhibit B for work scope and fee details). The future phase of this project will include construction and installation of the picnic shelter and new playground equipment, with final selection of the equipment still pending (See preliminary selections as Exhibit C).				
COMMITTEE REVIEW AND RECOMMENDATION: This design proposal was reviewed by the Transportation and Public Works Committee on January 14, 2015 with the recommendation for approval.				
RECOMMENDED ACTION: MOTION to approve AB15-008, authorizing a contract with SHD to perform design services for the EJ Roberts Park Picnic Shelter and Playground Improvements, in a form acceptable to the City Attorney.				
RECORD OF COUNCIL ACTION				
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>		
February 3, 2015				

EJ ROBERTS PARK CONCEPTUAL SITE PLAN

EXHIBIT A



(C) 2008 King County

0 56ft

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County 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. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 1/12/2015 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)

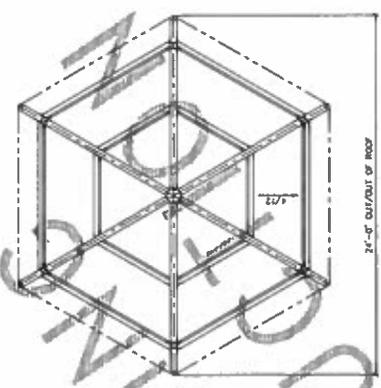


King County

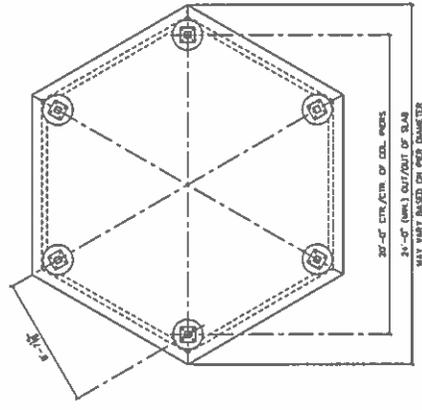
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RCP SHELTERS, INC.
 2100 SE RAY'S WAY SUITE 1, FL 34984
 PO BOX 23 SUITE 1, FL 34985-0023
 ■ SHELTERS
 ■ RESTROOMS
 ■ PAVILIONS
 ■ BANQUETS
 ■ CONCESSIONS
 ■ KIOSKS
 ■ DUGOUTS
 Email: info@rcpselters.com
 Fax: 772-288-0207
 Phone: 888-525-0207

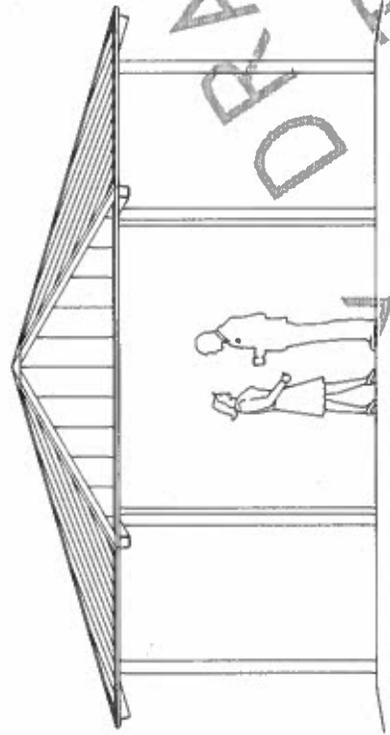
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 BANQUETS
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 KIOSKS
 DUGOUTS
 2100 SE RAY'S WAY SUITE 1, FL 34984
 PO BOX 23 SUITE 1, FL 34985-0023
 Email: info@rcpselters.com
 Fax: 772-288-0207
 Phone: 888-525-0207
 SHEET NO. AS-HEX24-04
 SHEET NO. 03/14
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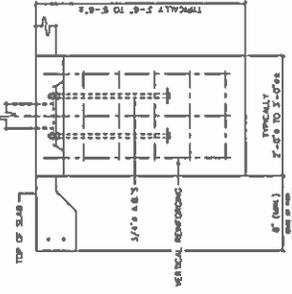
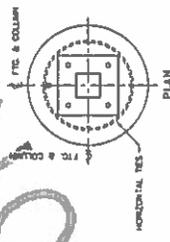
ROOF FRAMING PLAN



FOUNDATION PLAN

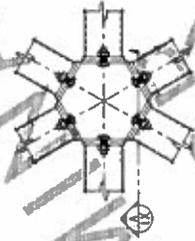


ELEVATION

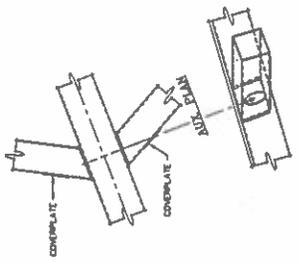
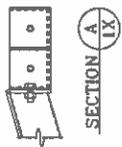


COLUMN PIER DETAIL

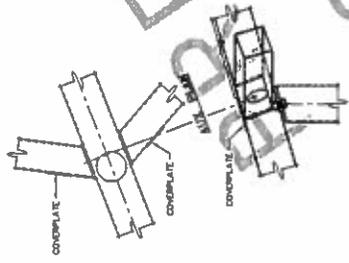
ACTUAL DESIGN WILL VARY DUE TO
 BUILDING CODE REQUIREMENTS AND
 MAY BE SUBSTANTIALLY LARGER



PEAK CONNECTION



PURLIN TO HIP CONNECTION



COLUMN TO HIP CONNECTION

EXHIBIT B



12/22/14

City of North Bend
Attn: Mark Rigos
PO Box 896
1155 East North Bend Way
North Bend, WA 98045

Design Services Proposal (ASR-Additional Services Request)

Please review the following proposal and, if acceptable, sign one copy and return it for our records. Services described below shall be provided and billed on a not to exceed basis in accordance with the Terms and Conditions attached, which are incorporated and made a part of this agreement by reference.

Base Drawing / Site Plan (SD)

Additional design services will be provided in preparation of an expanded base drawing or site plan for EJ Roberts Park Picnic Shelter and Playground Improvements. The base drawing will be composed of survey information provided to our office and any other required plans from other disciplines provided by the City of North Bend. Any other plans, documents, reports or details required in the preparation of this base drawing shall be provided by the City.

- 1) Project Administration
- 2) Conceptual Layout & Base Drawing
- 4) Reimbursables
**Reimbursable expenses described in Terms & Conditions included by reference.*

Cost to complete = \$1,600.00

Bid Documents (BD)

Additional design services will be provided for the addition of the Picnic Shelter and Playground improvements. The survey provided and base drawing prepared by our office will be used as the base for this design. Any other plans, documents, reports or details required shall be provided by the City of North Bend.

- 1) Project Administration
- 2) Layout & Grading Plan
- 3) Planting Plan
- 4) Details
- 5) Landscape Specifications & Instructions to Bidders
- 6) Reimbursables
**Reimbursable expenses described in Terms & Conditions included by reference.*

Cost to complete = \$1,800.00

EJ Roberts Park con't

Bid Administration (BA)

Additions to the written specifications and added scope to the bid form with instructions to bidders will be provided during this phase.

- 1) Project Administration (Distribution, Questions & Clarification)
- 2) Reimbursables
**Reimbursable expenses described in Terms & Conditions included by reference.*

Cost to complete = \$400.00

Construction Administration & Observation (CA/CO)

Additional Construction Administration services will be provided during this phase.

- 1) Construction Administration
- 2) Reimbursables
**Reimbursable expenses described in Terms & Conditions included by reference.*

Cost to complete = \$400.00

Exclusions:

- Additional Site Visits
- Additional Plans/Revisions beyond Bid Documents
- Additional Details, Illustrations or Models
- Structural Engineering/Design
- Geotechnical Report
- Environmental Review & Permit Documents/Activities
- Written Specifications for Bridge

EJ Roberts Park con't

Sub-Consultant Services

Structural Engineering

Structural Engineering Design for Bridge, Girders, Decking and Foundation
Stamped Structural Calculations, Drawings and Details
Existing Abutment Analysis

Cost to complete = \$4,400.00

Exclusions:

Drawing Reproduction, except for in-house use
Civil Engineering
Soils Investigations
Field Inspections
Permitting Activities (other than responding to questions on the structural design).
Written Specifications for Bridge

Not included in this proposal are any necessary additional consultant's fees other than those noted, permit fees, or additional services requested by Owner.

If this proposal meets with your approval, please email an acceptance of the proposal to me. If you have questions, would like more information, or wish to make any modifications, please do not hesitate to contact me. Work will be scheduled upon my receipt of this proposal executed.

Sincerely,

Scott Holsapple

Approved: _____ Date: _____

T-Swing

\$1,237.00

Model Number: **P831**



Model View



City Council Agenda Bill

SUBJECT:	Agenda Date: February 3, 2015		AB15-009
<p>A Motion Authorizing a Work Order with The Blueline Group for the Ribary Creek Flooding Mitigation Capital Project</p> <p>Cost Impact: ~\$50,000</p> <p>Fund Source: King County Flood Control Sub-Regional Opportunity Fund (\$10,000) and North Bend Stormwater Fund (\$40,000)</p> <p>Timeline: Immediate</p>	Department/Committee/Individual		
	Mayor Ken Hearing		
	City Administrator – Londi Lindell		
	City Attorney - Mike Kenyon		
	City Clerk – Susie Oppedal		
	Community & Economic Development – Gina Estep		
	Finance – Dawn Masko		
	Public Works – Mark Rigos, P.E.		X
<p>Attachments: Work Order, Exhibit 1 - Vicinity Map, Exhibit 2 - Flooding Photos, Exhibit 3 - Storm Drainage CIP Locations Map (11” x 17) and Capital Project Summary Spreadsheet, Exhibit 4 - Blueline Work Scope and Fee</p>			
<p>SUMMARY STATEMENT:</p> <p><u>A. Purpose of Project:</u> The purpose of this storm drainage capital project is to evaluate possible construction solutions to mitigate flooding associated with Ribary Creek between I-90 and South Fork Avenue.</p> <p><u>B. Background on Ribary Creek:</u> Ribary Creek’s headwaters begin on the northeast flanks of Rattlesnake Mountain in unincorporated King County, south of the City of North Bend. Attached is a Vicinity Map that shows Ribary Creek’s flowpath (see Exhibit 1). Ribary Creek enters the City of North of Bend, contiguous with the Forester Woods community where the flowpath is quite steep. Ribary Creek continues north and is culverted under I-90. North of I-90’s Exit 31 westbound offramp, the creek emerges from a culvert and flows through a stream channel near McDonalds, under SW Mt Si Blvd, and alongside Taco Time, Safeway parking lot and Los Cabos. At this point, the stream slope is nearly flat. <u>As the stream moves through this part of North Bend, the streambed’s conveyance capacity is decreasing, but its tributary area is increasing.</u> Ribary Creek enters a culvert under SR-202 (Bendigo), re-emerges near the Outlet Mall and is culverted under South Fork Avenue SW, where it flows another mile or so until the confluence with South Fork Snoqualmie River. The segment that is being studied for this work is in between I-90 and just downstream of South Fork Avenue.</p> <p>Attached are several photos (see Exhibit 2) showing the road conditions during Ribary Creek flooding events. Ribary Creek overtops its streambanks every couple years. To a minor degree, Ribary Creek overtopped its banks into a church parking lot during the January 5, 2015 storm.</p> <p><u>C. Capital Project Origination:</u> Flooding Mitigation is listed in the 2013 North Bend Stormwater Comprehensive Plan as a capital project. The segment of Ribary Creek that has been causing flooding problems is between I-90 and the Nintendo property. The goal of the project is to decrease flooding to public roads (right-of-ways) and decrease likelihood of flooding to businesses / community facilities (church, Taco Time, Arby’s, Starbucks, McDonalds, etc.). This project is listed as North Bend Capital Project S-001.</p>			

City Council Agenda Bill

D. Consultant Selected for Analysis and Survey:

The City has an “on call” professional services contract with Blueline. Blueline was selected as the consultant for this project. One of their civil engineers, Tom Mohr, previously worked as a civil engineer at the City of North Bend and has first-hand experience with the flooding. Public Works Director Mark Rigos has used Blueline on drainage capital projects at the City of Newcastle in 2012 and 2013 and was pleased with their work quality.

E. Funding Sources:

Based on my 12/29/2014-phone conversation with King County Flood Control District Executive Director Mark Hoppen, the City of North Bend has \$13,473 available in the King County Flood Control Sub-Regional Opportunity Fund. A City is allowed to take up to \$10,000 annually from this fund. Although the time has expired to take money from this fund in 2015, we can certainly request funds from 2016. However, Mr. Hoppen is working on changing the Flood Control District’s policy so that the money is available right away.

The \$40,000 remaining funds has been set aside by the City for this work to occur in 2015.

The analysis of solutions to this project is anticipated to be complete by mid-2015 with construction occurring in 2016 or beyond. Design and construction funding would be from a combination of City Street and Stormwater funds. Additionally, while the project is in the design phase, staff will investigate opportunities for potential grant funding for construction through multiple sources, including the Puget Sound Regional Council, Transportation Improvement Board, Washington State Department of Ecology and King County Flood Control District.

F. Project Schedule:

The schedule for the analysis and survey will occur in 2015. Hopefully, the project will be “shovel ready” by Fall 2015, so that grant applications can be submitted to King County Flood Control District, Washington State Department of Ecology and Washington State Department of Fish and Wildlife for additional funding.

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works Committee reviewed this item at the January 14, 2015 meeting and recommended approval.

RECOMMENDED ACTION: MOTION to approve AB15-009, authorizing a work order with The Blueline Group for the Ribary Creek Flooding Mitigation Capital Project.

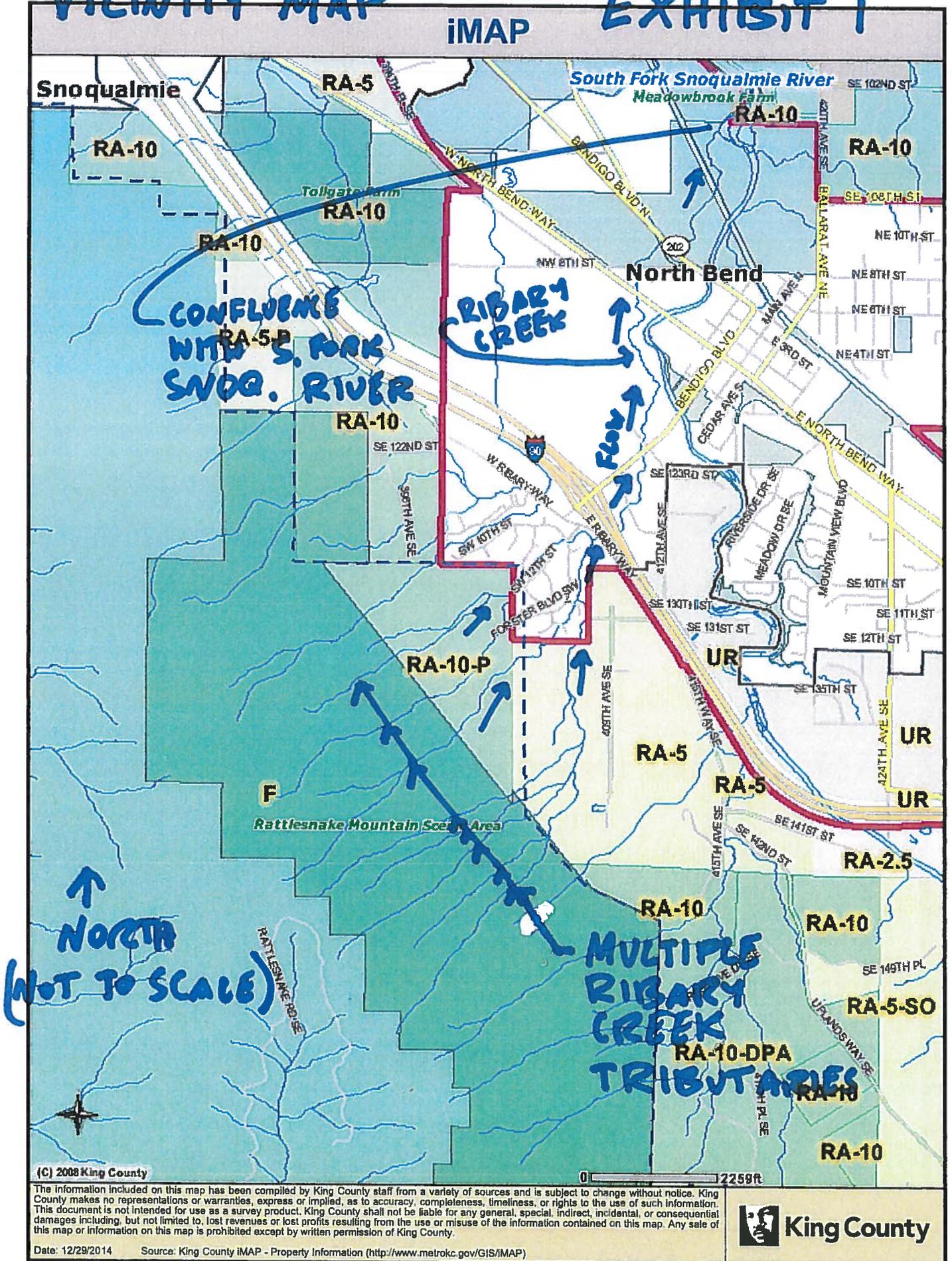
RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
February 3, 2015		

VICINITY MAP

iMAP

EXHIBIT 1



(C) 2008 King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County 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. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 12/29/2014 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



EXHIBIT 2 FLOODING PHOTOS







2013 Storm Comp. Plan

EXHIBIT 3



- LEGEND:
- 6 YEAR CAPITAL IMPROVEMENT PROJECTS (CIP)
 - 20 YEAR CAPITAL IMPROVEMENT PROJECTS (CIP)
 - 6 YEAR CIP LINE
 - 20 YEAR CIP LINE
 - ▭ RIVERS/STREAMS
 - ▭ PARCELS
 - ▭ CITY LIMITS
 - ▭ UGA LIMITS

CITY OF NORTH BEND
 STORMWATER COMPREHENSIVE PLAN
 FIGURE 8-1
 CIP LOCATIONS

Gray & Osborne, Inc.

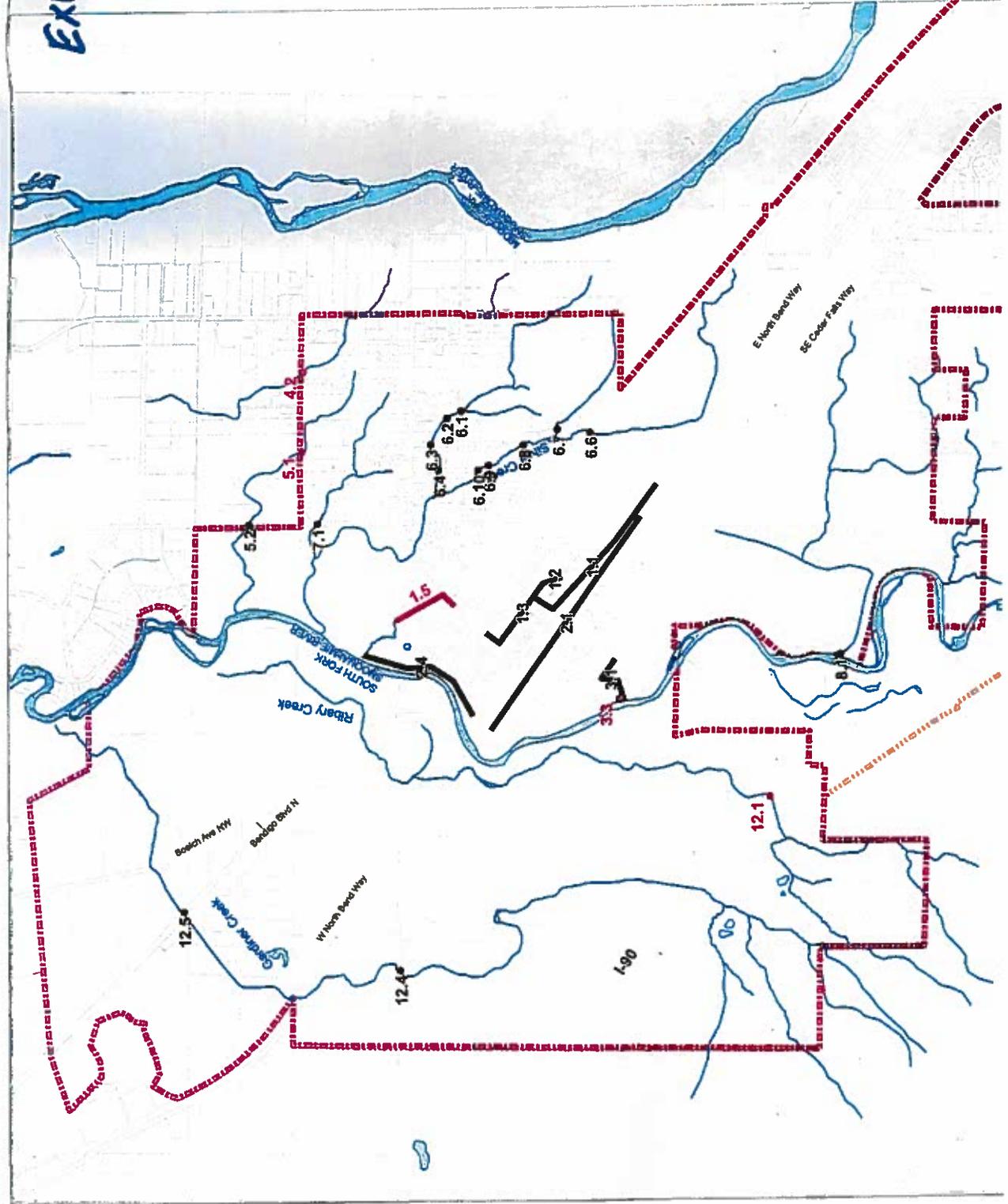


Exhibit A to the Professional Services Agreement
between the City of North Bend and The Blueline Group, LLC
for the Ribary Creek Basin Analysis – Phase 1 dated December 15, 2014

PROJECT DESCRIPTION

The Blueline Group, LLC (“Blueline”) will provide engineering services for the City of North Bend’s Ribary Creek Basin Analysis – Phase 1 (“Project”) generally consisting of the following:

- A report outlining existing drainage basins, research and calculations including recommendations to resolve existing and future drainage problems.
- Coordination with the City of North Bend.
- Associated Survey Services shall include mapping services as described herein.
- Associated Critical Area Services shall include a Field Investigation and prepare a Reconnaissance-level Report.

PROJECT SCHEDULE

Blueline shall begin work immediately upon receipt of Notice to Proceed from the City. Blueline will submit a project schedule after Notice to Proceed.

SCOPE OF WORK

Blueline’s scope of work for the Project is detailed below.

Task 001 – PROJECT MANAGEMENT.....Time & Expense/NTE: \$2,800

This task is for general coordination and meetings on the project, including plan review/discussion meetings, in-house quality assurance, etc. Blueline will prepare monthly invoices for work performed during the previous month.

Task 002 – BASIN MAP PREPARATION/STREAM SURVEY.....Time & Expense/NTE: \$15,300

Under this task, Axis Survey and Mapping will prepare a drawing at 1” = 20’ scale (unless otherwise specified) detailing the location information and topographic relief. See attached “Figure 1” map for a graphic representation of the proposed limits of the topographic survey. This drawing will be delivered in both a digital (Autocad) and paper format. This drawing will depict:

- Horizontal datum shall be NAD83(91)2007.
- Vertical datum shall be NAVD88.
- Verify horizontal and vertical control and maintaining secondary horizontal and vertical points throughout the project.
- Subject area limits will be depicted from record drawings.
- Topographic survey per area shown on attached “Exhibit A” approximately 5200’.
- Ground elevations within the subject area on an approximate 50’ station plus elevations along obvious topographic breaks.
- Locate Ribary Creek with centerline location taken every 50’.
- Lidar contours will be shown for areas outside the field topographic survey area.
- GIS parcel lines will be shown for adjacent properties including current available ownership information of record. (Ownership list can be provide to the client in a spreadsheet upon request)
- Aerial image will be included and referenced within the AutoCAD Drawing. (This will be provided at no charge)

Exhibit A to the Professional Services Agreement
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Deliverables: 1"=20' AutoCAD 2009 including topographic surface information (TIN data) drafted to APWA or City of North Bend drafting standards.

Excludes: Resolution of physical encroachments and occupation that may be disclosed during the course of the field survey. Resolution of discrepancies caused by differing datum use of various regulatory agencies.

Assumptions: Any required access to adjoining properties will be obtained by the client as necessary to facilitate survey work to be performed.

Task 003 - CRITICAL AREA SERVICESTime & Expense/NTE: \$2,300

Under this task, Wetland Resources will complete the following services:

- Perform a Field Investigation and prepare a Reconnaissance-level Report for Ribary Creek from I-90 to its confluence with the South Fork of the Snoqualmie River.

Assumptions: Future phases may include tasks for an Ordinary High Water Mark (OHWM) Stream Delineation Report for specific project areas within the Ribary Creek Basin and assistance in preparation of local, state, and federal permitting documents. These tasks are not included with this proposal, but a detailed scope and fee can be provided upon request.

Task 004 - INFO GATHERING & SYSTEM MODELINGTime & Expense/NTE: \$16,900

Using the base map prepared in Task 002 and the results of the Reconnaissance-level Report prepared in Task 003, Blueline will assess the Ribary Creek Basin, including:

- Field walking the project area (including accessing private property where permission is obtained by the City) to verify and supplement existing GIS/LIDAR information.
- Inventory of natural and constructed drainage features, including basin delineation with supporting exhibits and AutoCAD mapping of existing storm drainage facilities (with storm arrows).
- Exploring observed surface water impacts, possible groundwater impacts, and apparent sediment and erosion problems relative to existing conveyance system.
- Calculating impervious areas based on impervious areas shown in the City GIS files, dwelling units per acre, existing soils mapping, and/or existing zoning maps, as determined most efficient during the information gathering phase of the project.
- Macro-level hydrologic calculations using King County Backwater or similar modeling program to analyze possible locations of improvements to the existing system.

Deliverables: Three (3) copies of the Base Map showing existing storm drainage facilities.

Task 005 - FINDINGS & RECOMMENDATIONSTime & Expense/NTE: \$9,700

This task includes preparing a Basin Capacity Analysis report that details the findings from Task 004 and provides recommendations to the City for resolving existing flooding problems and/or preventing future problems. The report will specifically include:

- Recommendations for possible locations of sediment removal, creek enhancements, and/or upsizing elements of the existing system, including a prioritized list of up to three (3) potential Capital Improvement Program projects with preliminary cost estimates.

Deliverables: Three (3) copies of the Basin Capacity Analysis including calculations and conceptual design exhibits.

Exhibit A to the Professional Services Agreement
between the City of North Bend and The Blueline Group, LLC
for the Ribary Creek Basin Analysis – Phase 1 dated December 15, 2014

Task 006 – UNASSIGNED SERVICES RESERVE (Allowance): \$2,000

This task provides for unanticipated engineering and/or construction services deemed to be necessary during the course of the project. Estimated at 5% of Tasks 001–005.

GENERAL ASSUMPTIONS & NOTES

- Scope and fees outlined above are based on the following information (any changes to these documents may result in changes to the fees):
 - City of North Bend’s Stormwater Comprehensive Plan Update prepared by Gray & Osborne dated December 2013.
 - Field visit with City staff on July 17, 2014.
- Construction inspection or administration services will not be included in the project scope, but detailed scopes and fees can be provided upon request.
- Design plans, specifications, engineer’s estimates (PS&E) are not included in this proposal.
- SEPA, NPDES, HPA, and other permitting are not included in this proposal.
- Agency fees (if any) are not included as part of the fees outlined above.
- Private property access will be the responsibility of the Client.
- The fees stated above do not include reimbursable expenses such as large format copies (larger than letter/legal size), mileage, and plots. These items will be billed under a separate task called Expenses. Estimate: **\$1,000**.
- Time and expense items are based on The Blueline Group’s current hourly rates.
- These fees stated above are valid if accepted within 30 days of the date of the proposal.
- Client revisions requested after the work is completed will be billed as Time and Expense under a new task called **Client Requested Revisions**. A fee estimate can be provided to the Client prior to proceeding with the revisions.

Exhibit A to the Professional Services Agreement
between the City of North Bend and The Blueline Group, LLC
for the Ribary Creek Basin Analysis – Phase 1 dated December 15, 2014

Figure 1: Limits of survey
(Area highlighted in red)

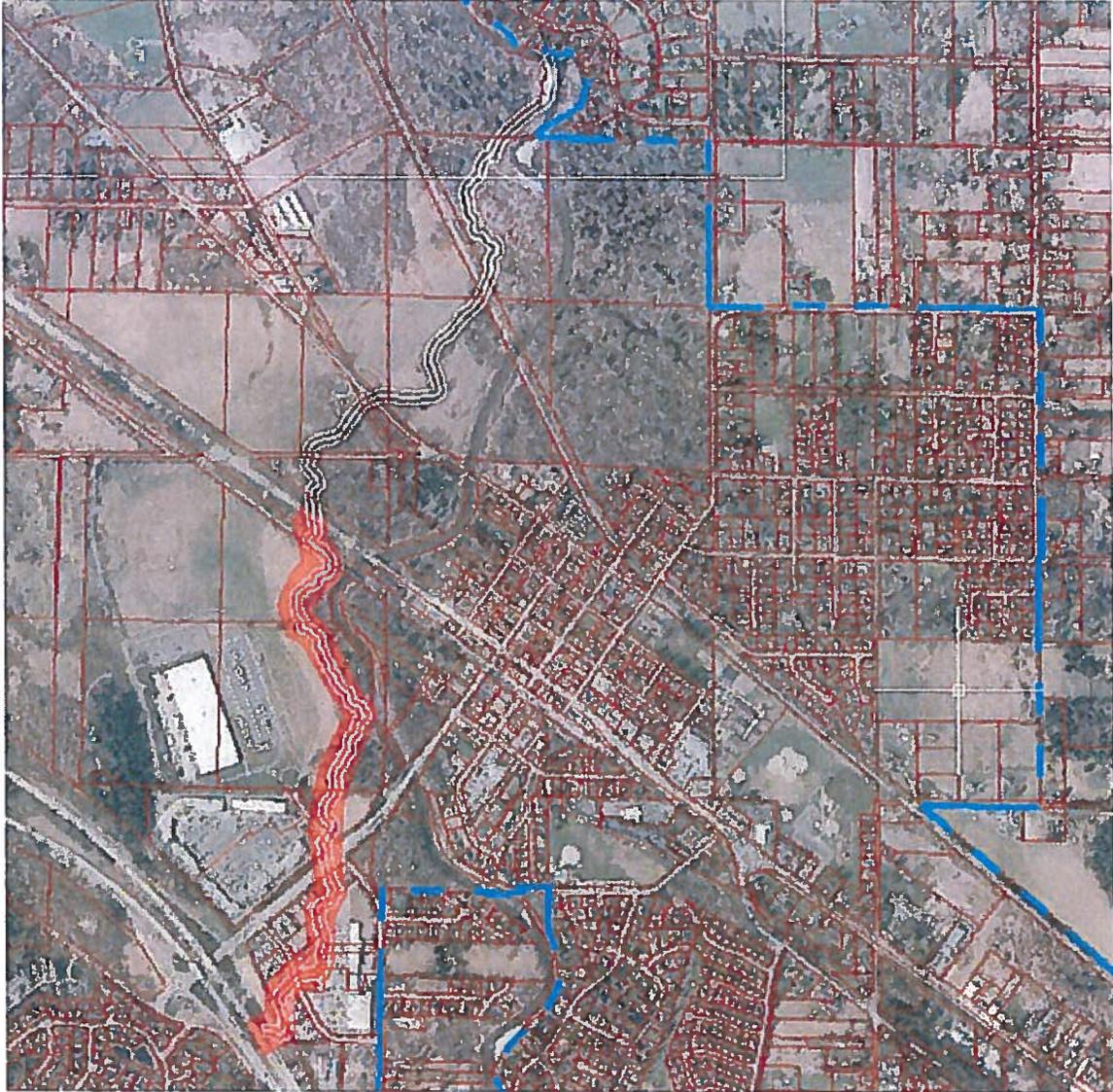


Exhibit A to the Professional Services Agreement
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 for the Ribary Creek Basin Analysis - Phase 1 dated December 15, 2014

Ribary Creek Basin Analysis - Phase 1

Job Number: 14-186

Date: December 15, 2014

Prepared By: Tom Mohr, PE

Checked By: Ken Lauzen, PE

Task #	Base Tasks	Principal Engineer		Project Engineer		Engineer		CAD Drafter		Total Hours	Total Cost	Total Cost (Rounded)
		Hours	\$165/hr	Hours	\$135/hr	Hours	\$120/hr	Hours	\$95/hr			
001	Project Management	12	\$ 1,980	6	\$ 810	0	\$ -	0	\$ -	18	\$ 2,790	\$ 2,800
002	Basin Map Preparation/Stream Survey										\$ 15,318	\$ 15,300
003	Critical Area Services										\$ 2,300	\$ 2,300
004	Info Gathering & System Modeling	4	\$ 660	30	\$ 4,050	76	\$ 9,120	32	\$ 3,040	142	\$ 16,870	\$ 16,900
005	Findings & Recommendations	4	\$ 660	36	\$ 4,860	16	\$ 1,920	24	\$ 2,280	80	\$ 9,720	\$ 9,700
006	Unassigned Services Reserve										\$ 2,000	\$ 2,000
999	Expenses										\$ 1,000	\$ 1,000
	TOTAL	20	\$ 3,300	72	\$ 9,720	92	\$ 11,040	56	\$ 5,320	240	\$ 49,998	\$ 50,000

Exhibit A to the Professional Services Agreement
 between the City of North Bend and The Blueline Group, LLC
 for the Ribary Creek Basin Analysis - Phase 1 dated December 15, 2014

Ribary Creek Basin Analysis - Phase 1

001	Project Management	Principal Engineer		Project Engineer		Engineer		CAD Drafter		TOTAL HRS	TOTAL FEE
		HRS	FEE	HRS	FEE	HRS	FEE	HRS	FEE		
	Description										
1	Project Meetings	2.0	\$ 330	2.0	\$ 270					4.0	\$ 600
2	Monthly Invoices / Progress Reports	2.0	\$ 330	0.0	-					2.0	\$ 330
3	QA / QC	4.0	\$ 660	0.0	-	0.0				4.0	\$ 660
4	General Project Coordination	2.0	\$ 330	2.0	\$ 270					4.0	\$ 600
5	Subconsultant Coordination	2.0	\$ 330	2.0	\$ 270					4.0	\$ 600
Total		12.0	\$ 1,980	6.0	\$ 810	0.0				18.0	\$ 2,790
001 Not to Exceed											\$ 2,800

002	Basin Map Preparation/Stream Survey	Description	Total Cost (Per Axis)		TOTAL FEE
			Not to Exceed	Lump Sum	
1	Survey & Base Mapping		\$ 13,320	\$ 1,998	\$ 15,318
Total			\$ -	\$ 1,998	\$ 15,318
002 Fixed Fee			\$ 15,300		

003	Critical Area Services	Description	Total Cost (Per WRI)		TOTAL FEE
			Fixed Fee	Lump Sum	
1	Critical Area Services		\$ 2,000	\$ 300	\$ 2,300
Total			\$ 2,000	\$ 300	\$ 2,300
003 Fixed Fee			\$ 2,300		

Exhibit A to the Professional Services Agreement
 between the City of North Bend and The Blueline Group, LLC
 for the Ribary Creek Basin Analysis - Phase 1 dated December 15, 2014

Ribary Creek Basin Analysis - Phase 1													
004	Item #	Info Gathering & System Modeling	Principal Engineer		Project Engineer		Engineer		CAD Drafter		TOTAL HRS	TOTAL FEE	
			HRS	FEE	HRS	FEE	HRS	FEE	HRS	FEE			
		Description	\$165/hr		\$135/hr		\$120/hr		\$95/hr				
	1	Field Investigations	0.0	\$ -	8.0	\$ 1,080	4.0	\$ 4,800	0.0	\$ -	48.0	\$ 5,880	
	2	Review GIS areas, survey data, & asbuilts	4.0	\$ 660	8.0	\$ 1,080	8.0	\$ 960	32.0	\$ 3,040	52.0	\$ 5,740	
	3	Hydrologic Calculations	0.0	\$ -	8.0	\$ 1,080	16.0	\$ 1,920	0.0	\$ -	24.0	\$ 3,000	
	4	Hydraulic Calculations for Proposed Revisions	0.0	\$ -	6.0	\$ 810	12.0	\$ 1,440	0.0	\$ -	18.0	\$ 2,250	
		Total	4.0	\$ 660	30.0	\$ 4,050	76.0	\$ 9,120	32.0	\$ 3,040	142.0	\$ 16,870	
												004 Not to Exceed	\$ 16,900

005	Item #	Findings & Recommendations	Principal Engineer		Project Engineer		Engineer		CAD Drafter		TOTAL HRS	TOTAL FEE	
			HRS	FEE	HRS	FEE	HRS	FEE	HRS	FEE			
		Description	\$165/hr		\$135/hr		\$120/hr		\$95/hr				
	1	Draft Report Preparation	2.0	\$ 330	16.0	\$ 2,160	8.0	\$ 960	4.0	\$ 380	30.0	\$ 3,830	
	2	Exhibit Preparation	0.0	\$ -	4.0	\$ 540	0.0	\$ -	16.0	\$ 1,520	20.0	\$ 2,060	
	3	Final Report Preparation	2.0	\$ 330	16.0	\$ 2,160	8.0	\$ 960	4.0	\$ 380	30.0	\$ 3,830	
		Total	4.0	\$ 660	36.0	\$ 4,860	16.0	\$ 1,920	24.0	\$ 2,280	80.0	\$ 9,720	
												005 Not to Exceed	\$ 9,700

006	Item #	Unassigned Services Reserve	Total Cost (±5% of 001-005)		TOTAL FEE	
			5%	Lump Sum		
	1	Unassigned Services Reserve		\$ 2,351	\$ 2,000	
		Total		\$ 2,351	\$ 2,000	
					006 Allowance	\$ 2,000



Office of Mayor PROCLAMATION

WHEREAS, cancer is the leading cause of death in the state of Washington and according to the American Cancer Society, an estimated 38,230 people were diagnosed with cancer last year in the state; and

WHEREAS, one in three women and one in two men will be diagnosed with cancer in their lifetime; and

WHEREAS, Relay for Life was founded in 1985 and has raised over \$4.7 billion dollars for the American Cancer Society's mission to eliminate cancer as a major health problem. The Society has funded 47 Nobel Prize Laureates and contributed in some way to almost every major cancer breakthrough; and

WHEREAS, the American Cancer Society provides annual support vital to cancer patients and their families. Many of their programs such as Road to Recovery and the organization's lodging service help to ease the burden of a cancer diagnosis for thousands of patients in King County every year; and

WHEREAS, the Relay for Life of Snoqualmie Valley aims to engage the entire valley community in raising over \$100,000 dollars this year and work together to finish the fight against cancer;

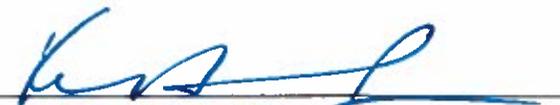
NOW, THEREFORE, I, Kenneth G. Hearing, Mayor, do hereby proclaim February 10, 2015, as

RELAY FOR LIFE DAY

as part of the Paint the Valley Purple campaign in the City of North Bend and call upon all citizens to join in the fight against cancer in the Snoqualmie Valley.



Signed this 3rd day of February, 2015


Kenneth G. Hearing
Mayor



City Council Agenda Bill

SUBJECT:	Agenda Date: February 3, 2015	AB15-010
A Resolution Initiating Vacation Process for a Portion of City Right-of-Way Fronting 429 Main Avenue North and Setting a Public Hearing Date Cost Impact: Fund Source: Developer Driven Timeline: 2015	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney - Mike Kenyon	
	City Clerk – Susie Oppedal	
	Community & Economic Development – Gina Estep	
	Finance – Dawn Masko	
	Public Works – Mark Rigos	
	CED Senior Planner – Jamie Burrell	X
Attachments: Resolution, Land Use Application, Legal Description and Map, Appraisal		
<p>SUMMARY STATEMENT:</p> <p>The City received the attached request for vacation of a portion of the City’s right-of-way, commonly known as E. Fifth Street that fronts the property at 429 Main Avenue North. The property owner has an existing encroachment of accessory residential structures and is requesting 10’ of right-of-way.</p> <p>The process for street vacation is set forth in RCW 35.79. In general, a vacation is initiated either by Council Resolution, or by the filing with the City Clerk of a petition (including the legal description of the parcel to be vacated) signed by two-thirds of the owners of private property abutting the right-of-way to be vacated. Next, the Council by resolution sets a public hearing to consider the vacation, to be heard between 20 and 60 days after adoption of this resolution.</p> <p>Street vacations are approved by ordinance and shall require payment to the City of up to the full appraised value since the right-of-way has been dedicated to the public for 25 years or more. At least half of any money received by the City must be dedicated to public open space or transportation capital improvement projects.</p> <p>Approval of this resolution will set a Public Hearing before the Council on March 3, 2015. After the public hearing the Council will consider an ordinance approving the vacation.</p>		
<p>COMMITTEE REVIEW AND RECOMMENDATION: The CED Committee reviewed the vacation at their January 14, 2015 meeting and recommended approval.</p>		
<p>RECOMMENDED ACTION: MOTION to approve AB15-010, a resolution initiating vacation process for a portion of City right-of-way fronting 429 Main Avenue North and Setting a Public Hearing date of March 3, 2015.</p>		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
February 3, 2015		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, INITIATING VACATION PROCEDURES FOR A 10' PORTION OF E. FIFTH STREET AND REQUESTING A DATE FOR PUBLIC HEARING

WHEREAS, the City of North Bend has received a sufficient petition from the property owner abutting the right-of-way commonly known as E. Fifth Street, seeking the vacation of a portion of the public right-of-way; and

WHEREAS, upon receipt of sufficient petition, the City is required to schedule a public hearing to consider the vacation of the subject right-of-way no sooner than twenty days nor later than sixty days from the date of adoption of this resolution;

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

Section 1. Request for Public Hearing. A public hearing regarding the requested vacation of a portion of the right-of-way abutting 429 Main Avenue North, North Bend, Washington, as more particularly described on the land use application and its attachments, shall be timely noticed and set on the City Council meeting agenda on March 3, 2015.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF FEBRUARY, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

Effective:
Posted:

ATTEST/AUTHENTICATED:

Susie Oppedal, City Clerk



RECEIVED
 APPLICATION# _____
 JAN 05 2015

LAND USE APPLICATION
 Community & Economic Development Department
 (Please Print or Type)

PROJECT INFORMATION

Project Name GAVIN & KATIE BLACK Date: 01/05/2015
 Address 429 MAIN AVE NORTH, NORTH BEND WA 98045
 PIN #(s) _____

Existing Land Use _____ Proposed Land Use _____
 Existing Zoning _____ Proposed Zoning _____
 Site Area (Square Feet & Acreage) _____ Attach Legal Description or Provide on Reverse

TYPE OF APPLICATION: _____
DESCRIPTION OF PROJECT:
10' ROW vacation of E. Fifth Street

OWNER/APPLICANT

Name: GAVIN & KATIE BLACK Phone: _____
 Organization: _____ Cell: _____
 Mailing Address PO BOX 193 Fax: _____
NORTH BEND WA 98045 E-mail: _____
City State Zip

CONTACT PERSON

Name: SAME AS ABOVE Phone: _____
 Organization: _____ Cell: _____
 Mailing Address _____ Fax: _____
City State Zip E-mail: _____

TYPE OF APPLICATION & FEES / DEPOSITS

AATS _____
 Admn Interp _____
 Annexation _____
 Binding Site Plan _____
 Boundary Line Adjustment ROW vacation _____
 Conditional Use Permit _____
 Master Site Plan Approval _____
 Major Site Plan Approval _____
 Minor Site Plan Approval _____
 Rezone _____
 Special Permit _____
 Temporary Permit _____
 Variance _____

SHORELINE PERMIT:

Substantial Development _____
 Conditional Use _____
 Variance _____
 Exemption _____
 Revision _____

PLANNED UNIT DEVELOPMENT

Preliminary _____
 Final _____

MOBILE HOME PARKS

Tentative _____
 Preliminary _____
 Final _____

SUBDIVISION

Lot Line Adjustment _____
 Short Plat _____
 Tentative Plat _____
 Preliminary Plat _____
 Final Plat _____
 No. of Lots: _____ Plat Name: _____

ENVIRONMENTAL REVIEW

Project Value: _____
 Sensitive Area _____
 APA: 1 2 Other N/A
 SEPA _____
 Flood _____

X [Signature]
 Owner/Applicant Signature

TOTAL FEES: \$ _____
 Date Paid: _____
 Receipt #: _____
 City Project Number #: _____

Acceptance of this application and fee(s) does not constitute a complete application. Plans and other material required to constitute a complete application are listed in the application procedure.

Parcel Number(s) of Affected Property: _____

LEGAL DESCRIPTION OF PROPERTY

(If more space is required, please attach a separate sheet)

Signature of Owner(s)

Signature of Owner(s)

Please Print Name

Please Print Name

Address

Address

City/State/Zip

City/State/Zip

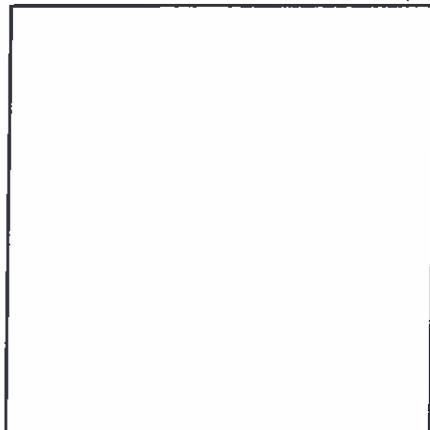
Phone

Phone

Per NBMC Chapter 20.02.002(A), a development submittal requires notarized verification that the property affected by the application is in exclusive ownership of the applicant, or that the application has been submitted with the consent of all owners of the affected property.
NOTE: with prior arrangement, the City of North Bend's Community & Economic Development Department can provide Notary service.
Signed and sworn before me on this _____ day of _____, _____ by _____

(date)

(month, year)



(NOTARY PUBLIC SEAL)

(Signature of Notary Public)

Notary Public Name: _____

Notary Public, residing in _____

My Appointment Expires _____

Acceptance of this application and required filing fee does not constitute a complete application. Plans and other material required to constitute a complete application are listed in the application procedure.

Borrower/Client	Client: Gavin Black	File No.	NB-001
Property Address	429 Main Ave N		
City	North Bend	County	King State WA Zip Code 98045
Lender	Client Gavin Black		

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	429 Main Ave N
	Legal Description	See Attached
	City	North Bend
	County	King
	State	WA
	Zip Code	98045
	Census Tract	0327.04
	Map Reference	Thomas Guide Pg 974
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower/Client	Client: Gavin Black
	Lender	Client Gavin Black
DESCRIPTION OF SUBJECT PROPERTIES	Size (Square Feet)	
	Price per Square Foot	\$
	Location	North Bend
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
Baths		
APPRAISER	Appraiser	Todd Wilmovsky
	Date of Appraised Value	
VALUE	Final Estimate of Value	\$ 4,900.00

LAND APPRAISAL REPORT

File No. NB-001

SUBJECT	Borrower <u>Client: Gavin Black</u> Census Tract <u>0327.04</u> Map Reference <u>Thomas Guide Pg 974</u>																																																																																																							
	Property Address <u>429 Main Ave N</u>																																																																																																							
	City <u>North Bend</u> County <u>King</u> State <u>WA</u> Zip Code <u>98045</u>																																																																																																							
NEIGHBORHOOD	Legal Description <u>See Attached</u>																																																																																																							
	Sale Price \$ <u>N/A</u> Date of Sale <u>N/A</u> Loan Term <u>N/A</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD																																																																																																							
	Actual Real Estate Taxes \$ <u>N/A</u> (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____																																																																																																							
	Lender/Client <u>Client Gavin Black</u> Address <u>429 Main Avenue N North Bend, WA</u>																																																																																																							
	Occupant <u>Gavin Black</u> Appraiser <u>Todd Wilmovsky</u> Instructions to Appraiser <u>Valuation of site addition</u>																																																																																																							
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor																																																																																																							
	Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Employment Stability <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Growth Rate <input type="checkbox"/> Fully Dev. <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow <input type="checkbox"/> Convenience to Employment <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining <input type="checkbox"/> Convenience to Shopping <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Oversupply <input type="checkbox"/> Convenience to Schools <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
SITE	Marketing Time <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Present <u>65</u> % One-Unit <u>3</u> % 2-4 Unit <u>2</u> % Apts. <u>2</u> % Condo <u>10</u> % Commercial <input type="checkbox"/> Recreational Facilities <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Land Use <u>18</u> % Industrial <u>18</u> % Vacant <u> </u> % <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Change in Present <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Land Use (*) From _____ To _____ Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Predominant Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	One-Unit Price Range \$ <u>175,000</u> to \$ <u>900,000</u> Predominant Value \$ <u>275,000</u> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	One-Unit Age Range <u>New</u> yrs. to <u>60</u> yrs. Predominant Age <u>25</u> yrs. <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																							
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>Subject is located in the city limits of North Bend, WA. Schools, shopping, and most services can be obtained within 1.5 miles of the subject property. Employment centers are located in Seattle, Bellevue and Issaquah WA. Recreational facilities are abundant with ocean beaches a 3 hours drive and mountain ski resorts within a 1 hour drive.</u>																																																																																																							
	MARKET DATA ANALYSIS	Dimensions <u>10' x 140'</u> = <u>1,400</u> <input checked="" type="checkbox"/> Corner Lot																																																																																																						
Zoning Classification _____ Present Improvements <input type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations																																																																																																								
Highest and Best Use <input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other (specify) _____																																																																																																								
Elec. <input checked="" type="checkbox"/> Public <u>City of N Bend</u> OFF SITE IMPROVEMENTS Topo <u>Slightly Sloping</u>																																																																																																								
Gas <input checked="" type="checkbox"/> <u>City of N Bend</u> Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Size <u>Small</u>																																																																																																								
Water <input checked="" type="checkbox"/> <u>City of N Bend</u> Surface Paved _____ Shape <u>Rectangular</u>																																																																																																								
San Sewer <input checked="" type="checkbox"/> <u>City of N Bend</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> View <u>Market Area</u>																																																																																																								
<input type="checkbox"/> Undergound Elect. & Tel. <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Cutter <input type="checkbox"/> Drainage <u>Appears Adequate</u>																																																																																																								
<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights <input type="checkbox"/> Is the property located in a FEMA Special Flood Hazard Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																																																																								
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) <u>I did not find any adverse easements on the date of inspection.</u>																																																																																																								
The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																																								
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Borrower/Client	Client: Gavin Black	File No. NB-001
Property Address	429 Main Ave N	
City	North Bend	County King State WA Zip Code 98045
Lender	Client Gavin Black	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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 the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Due to the scope of the appraisal assignment this is a restricted report to be used by the client and the City of North Bend. The limited data available required the use of comparables that would not normally be used. However, the data did have enough consistencies that I felt it was useful for the purpose of the report.

SCOPE OF WORK

The appraiser has been asked to value a 1400 square foot vacant piece of land that the client will be adding to his existing property to correct an encroachment. The seller is the City of North Bend and the buyer is the client. I have used standard appraisal theory but due to a lack of data was forced to use some listed properties. This appears to be acceptable due to the lack of any other data available. This is a restricted report.

APPRAISER:

Signature: T. Wilmovsky
 Name: Todd Wilmovsky
 State Certification #: 1701200
 or State License #: _____
 State: WA Expiration Date of Certification or License: 12/27/14
 Date of Signature and Report: December 15, 2014
 Effective Date of Appraisal: 12/4/14
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Legal Description Map

Borrower/Client	Client: Gavin Black			
Property Address	429 Main Ave N			
City	North Bend	County	King	State WA Zip Code 98045
Lender	Client Gavin Black			

Legal Description

The Northwestern 10 feet of Lot 1, Block 3 of Fremont Kelly's Subdivision of Tracts 1 and 2, WH Taylors Snoqualmie Prairie Acre Tract as per plat recorded in volume 19 of plats on page 15, records of King County, Washington.

Situate in the City of North Bend, Washington

Subject Photo Page

Borrower/Client	Client: Gavin Black		
Property Address	429 Main Ave N		
City	North Bend	County	King
Lender	Client Gavin Black	State	WA
		Zip Code	98045



Front of Site

429 Main Ave N
 Sales Price N/A
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location North Bend
 View 1,400 sf/
 Site
 Quality
 Age



Current Property Line



Garage On Property Line

Photograph Addendum

Borrower/Client	Client: Gavin Black		
Property Address	429 Main Ave N		
City	North Bend	County King	State WA Zip Code 98045
Lender	Client Gavin Black		



Rear of Site

Comments:



From East Looking West

Comments:



Street

Comments:

Comments:

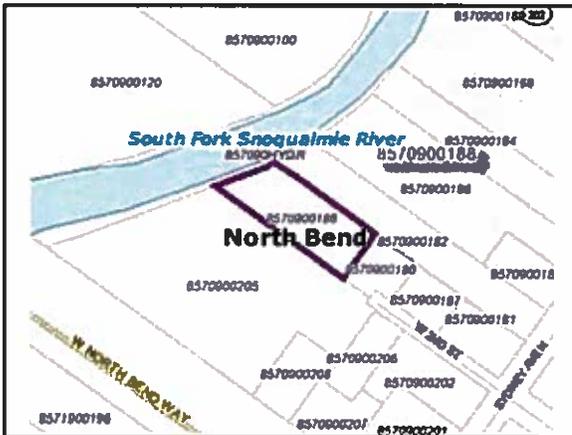
Comparable Photo Page

Borrower/Client	Client: Gavin Black				
Property Address	429 Main Ave N				
City	North Bend	County	King	State	WA Zip Code 98045
Lender	Client Gavin Black				



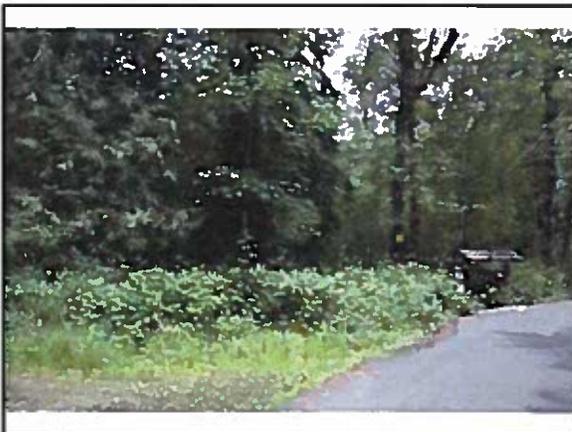
Comparable 1

NW 14th Street
 Prox. to Subject
 Sales Price 55,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location North Bend
 View 18,006 sf
 Site
 Quality
 Age



Comparable 2

3 XX W 2nd Avenue
 Prox. to Subject
 Sales Price 82,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location North Bend
 View 19,421 sf
 Site
 Quality
 Age

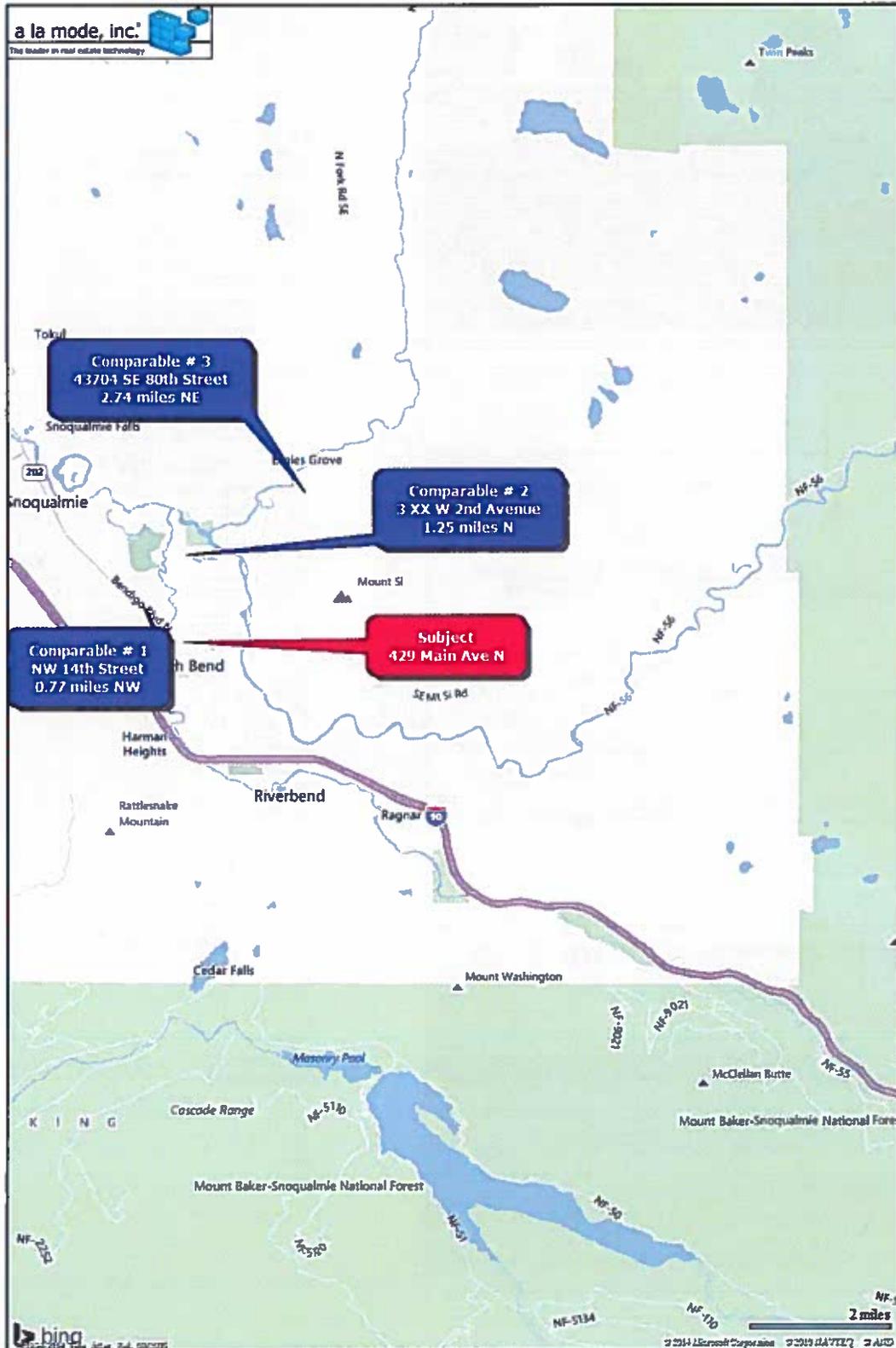


Comparable 3

43704 SE 80th Street
 Prox. to Subject
 Sales Price 59,950
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location North Bend
 View 33,476 sf
 Site
 Quality
 Age

Comparable Sales Map

Borrower/Client	Client: Gavin Black			
Property Address	429 Main Ave N			
City	North Bend	County	King	State WA Zip Code 98045
Lender	Client Gavin Black			



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer, consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 429 Main Ave N, North Bend, WA 98045

APPRAISER:

Signature: T. Wilmovsky
 Name: Todd Wilmovsky
 Date Signed: December 15, 2014
 State Certification #: 1701200
 or State License #: _____
 State: WA
 Expiration Date of Certification or License: 12/27/14

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Legal Description

The Northwesterly 10 feet of Lot 1, Block 3 of Fremont Kelly's Subdivision of Tracts 1 and 2, WH Taylors Snoqualmie Prairie Acre Tract as per plat recorded in volume 19 of plats on page 15, records of King County, Washington.

Situate in the City of North Bend, Washington



City Council Agenda Bill

SUBJECT:		Agenda Date: February 3, 2015		AB15-011	
A Motion Authorizing Purchase of North Bend Visitor Information Center and Mt View Gallery Sign Package		Department/Committee/Individual			
		Mayor Ken Hearing			
		City Administrator – Londi Lindell			
		City Attorney - Mike Kenyon			
		City Clerk – Susie Oppedal			
		Community & Economic Development – Gina Estep			X
		Finance – Dawn Masko			
		Public Works – Mark Rigos, P.E.			
Cost Impact: Not To Exceed \$13,790 (108-000-000-594-58-63-00)					
Fund Source: Economic Development					
Timeline: Funds budgeted in 2014 but will be expended in 2015. Sign to be installed on or about March 1, 2015					
Attachments: Exhibit A –Tube Art’s proposal, Depiction of the Projecting Building Mounted Sign, Window Graphics, Desk Mounted Sign and overall finished product photo					
SUMMARY STATEMENT: <p>The North Bend Visitor Information Center and Mountain View Art Gallery opened on September 21, 2014. Work began shortly thereafter to design a quality sign package for the venue. After interviewing several sign manufactures, it was determined Tube Art provided the best design options at the most affordable rates. Once discussion with Tube Art began in more detail, the team considered a few different concepts and ultimately the attached sign package was selected. The sign package for the Visitor Information Center and Mountain View Art Gallery includes:</p> <ol style="list-style-type: none"> 1) <u>Projecting Building Mounted sign (VIC)</u> – This sign will project from the corner of the building towards the intersection of Park and Bendigo Blvd. The sign is brushed aluminum for durability, with subtle white LED halo style illumination. The use of the national standard style “i”, which symbolizes “information” will also be illuminated. This will provide clear direction to visitors that the venue is a Visitor Information Center. 2) <u>Window Graphics</u> – White vinyl window graphics will be installed as depicted on the attached exhibit. These graphics will include the full name of the venue just over the front door “Visitor Information Center & Mountain View Art Gallery”. 3) <u>Desk Mounted Sign</u> – The North Bend Logo and “Visitor Information Center & Mountain View Art Gallery” sign will be installed on the front of the information desk. This sign provides recognition of the City’s unique brand and is complementary to the facility. <p>The CED Council Committee reviewed this agenda bill on January 14, 2015 and recommend approval subject to the following changes to the window graphics:</p> <ol style="list-style-type: none"> 1) Remove or relocate in a smaller font the word “History”. 2) Add the word “Hike” to the front facade. 					
COMMITTEE REVIEW AND RECOMMENDATION: The CED Council Committee reviewed this agenda bill on January 14, 2015 and recommend approval.					
RECOMMENDED ACTION: MOTION to approve AB15-011, authorizing purchase of Visitor Information Center Sign from Tube Art in an amount not to exceed \$13,790.					
RECORD OF COUNCIL ACTION					
<i>Meeting Date</i>		<i>Action</i>		<i>Vote</i>	
February 3, 2015					



TUBE ART GROUP

11715 SE 5th Street Bellevue, WA 98005 | 206.223.1122 | 800.562.2854

Proposal

To: Gina Estep
The City of North Bend

Date: December 10, 2014

By: Wade Brown

RE: The VIC Sign Package

Dear Gina:

On behalf of TubeArt Displays, we are pleased to present to you our proposal to manufacture and install the following:

One custom single sided projecting sign with push thru copy and faux corten overlay. \$5,795
Installation. \$242 per hour for two installers. Not to Exceed \$2,560

One desk mounted sign consisting of flat cut alum letters with random brushed finish and pin mounted glass plaque with vinyl graphics. \$1,995

Installation. \$995

Various window vinyl. \$995

Installation. \$650

Design - \$800

Total - \$13,790 + tx.

Quoted prices are valid for 30 days and are subject to the following terms:

Prices quoted do not include state and local sales taxes and/or taxes/fees for necessary permits, acquisition fee and engineering drawings.

Unless otherwise agreed, terms are 50% at the time of the order and balance due at the time of installation.

Initial _____

Purchase price include installation and delivery. Prices quoted do not include the costs of running electrical circuit wiring to the display (s). The PURCHASER shall be responsible for the costs of, and the installation of, electrical circuit wiring to the displays and the power costs necessary to operate the proposed displays or lighting. SELLER will only make electrical connections to circuits that meet National Electrical Code specifications. The electrical circuit must be in place within 5' 0" of the sign placement and must have unobstructed accessibility at the time the sign is installed. The electrical circuit for the sign display must not supply any other load and must have a solid ground path. Electrical circuits not meeting the above criteria will require connection by others. All signs are manufactured to operate on 110-voltage power, unless otherwise specified. Price for concrete bases are calculated on 3000 P.S.I. and normal soil conditions.

Any alteration from specifications must be in writing, and prices will be adjusted accordingly. Prices are based on the costs and conditions existing as of this date and are subject to change prior to final acceptance by an officer of Seller. The display specified above shall remain the property of Seller until Seller receives final payment of purchase price.

Seller shall not be responsible for delays in completion of order caused by strikes, accidents, or unforeseen commercial delays, or damages, losses, claims, costs or liabilities, whether direct or indirect, arising from the inability of computer hardware or software systems to recognize a year that begins with "20" rather than "19" (the Year 2000 problem), or other causes beyond its control.

All sales are subject to the Sellers' Sale Agreement Terms and Conditions, as provided on the reverse of this Proposal.

Please do not compromise our proprietary interest in the designs and concepts in our proposals by showing these to anyone outside of your office.

This Agreement may be signed in counterparts and/or by facsimile.

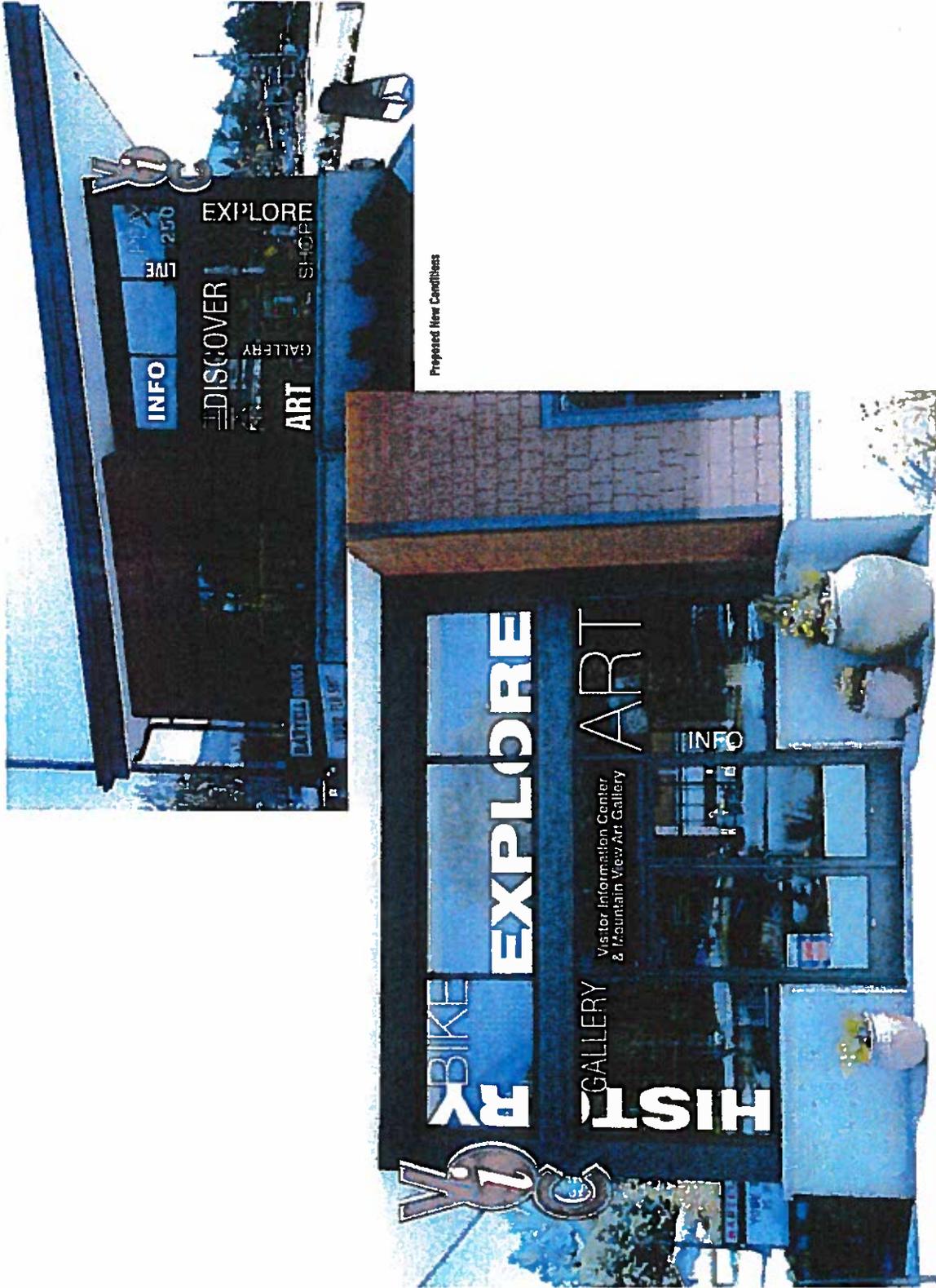
Purchaser's Acceptance

Date

Accepted by Tube Art

Date

Window Graphics



Proposed New Conditions

Proposed New Conditions



TUBE ART GROUP
 Studio Office
 11355 E. 5th Street
 Tukwila, WA 98148
 206.271.1127
 206.228.2914
 fax: 206.228.1123

This financial statement is prepared under the supervision of the Controller and is subject to audit by the State Auditor. It is prepared in accordance with the provisions of the Revised Code of Washington, Title 49A, Chapter 49A.010.

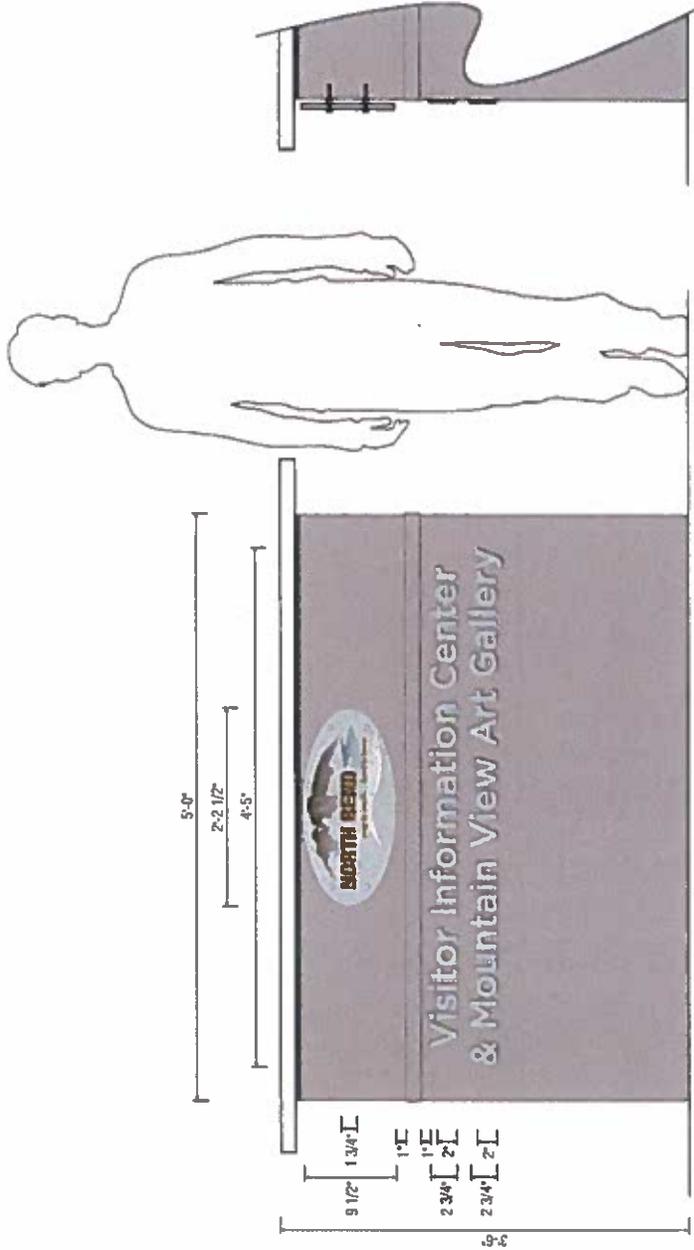
3376
 11/16/09
The WISCONSIN
 Wages Bureau
 Matt Mahan
 01/08/09-07/2014
 01/08/09-10/2014 (01/08/09-02/11)
 November 07, 2014 (01/08/09-02/11)
 December 01, 2014 (01/08/09-02/11)

Approved
 Prepared with Budget Office



North Bend, WA
 48455 1st St, North Bend, WA 97741
 503.325.4600

Interior Desk Sign



1 Front View
Scale: 1" = 1'-0"

2 Side View
Scale: 1" = 1'-0"

Manufacture and install (1) single face non-illuminated glass logo plaque and flat cut-out lettering.

- 1 Logo plaque to be 1/2" thick tempered glass, oval with full color digitally printed vinyl graphic printed on transparent 3M Scotchcal Vinyl-Dusted Crystal #772535-314 applied second surface to back of glass. Attach logo pinned off desk with 1/2" spacers (brush aluminum finish), with puck and screw caps (brush aluminum finish).
- 2 Copy to be cut-out of 1/4" thick aluminum random orbital brushed finish. Lettering to be flush mounted to front of reception desk.



3 Existing Conditions
Scale: NTS

TAG
TUBE ART GROUP
Seattle Office
11715 S.E. 28th Street
Bellevue, WA 98005
206.271.1122
206.542.2854
Fax 206.271.1123

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2276
Customer Number
324693
Project Name
T010103104
File Name
Wade Brown
Lithographer
Mark Mahan
Date 8/27
Created By
October 07, 2010
DWT
Bellevue, WA 98005 (206-271-1122)
Seattle, WA 98101 (206-271-1122)
December 01, 2014 (206-271-1122)

Approved

1 Approved
2 Approved with Changes Noted

Customer Signature
Date
Lithographer Signature
Date



Herb Bird, WA

Colors are proof only and do not imply specific colors.



TUBE ART GROUP
 Seattle Office
 11715 5th, 3rd Floor
 Bellevue, WA 98005
 206.271.3122
 800.542.8151
 Fax 206.271.1177

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 10/15/14
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10/15/14

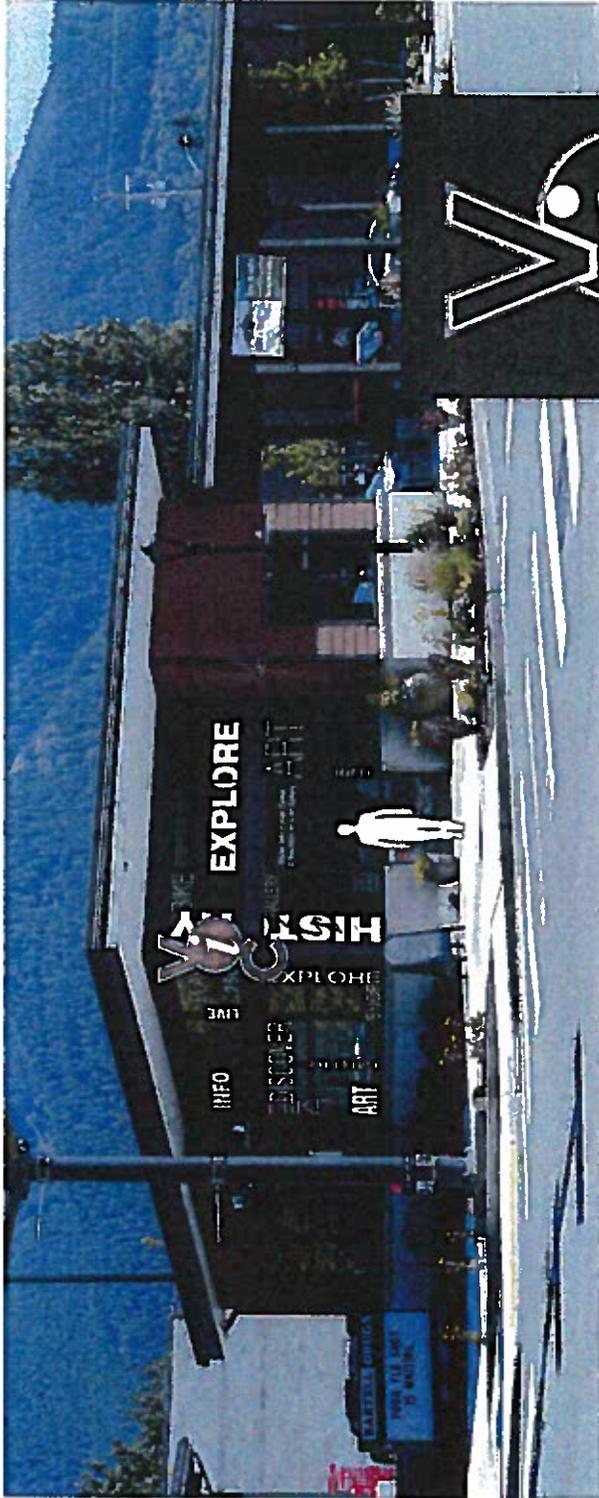
02/10/15
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 02/10/15
 02/10/15



North End, WA
 02/10/15

1 of 5



Proposed New Conditions

Night View Simulation

