



CITY COUNCIL

ANDY RYDER

Mayor

CYNTHIA PRATT

Deputy Mayor

VIRGIL CLARKSON

JEFF GADMAN

LENNY GREENSTEIN

JASON HEARN

MICHAEL STEADMAN

CITY MANAGER

SCOTT SPENCE

LACEY CITY COUNCIL AGENDA

APRIL 10, 2014

7:00 P.M.

420 COLLEGE STREET, LACEY CITY HALL

CALL TO ORDER:

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA & CONSENT AGENDA ITEMS*

A. [Worksession Minutes of March 20, 2014](#)

B. [Council Minutes of March 27, 2014](#)

C. [Campus Springs Final Subdivision Approval \(MF7\) - Project No. 10-178](#)

** Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

3. PUBLIC RECOGNITIONS AND PRESENTATIONS:

A. Recognize Ed Andrews for 20 years of service to the City (*Scott Egger*)

B. Arbor Day Celebration:

- [Proclamation declaring April as Arbor Month](#) (*Mayor Ryder*)
- Presentation of Tree to City of Yelm (*Mayor Harding*)
- Recognition of Tree Planting Projects (*Missy Ayres*)
- Arbor Day Seedling Giveaway (*Kathie Owen*)

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA*

The City Council will allow comments under this section on items **NOT already on the agenda. Where appropriate, the public will be allowed to comment on agenda items as they are addressed during the meeting.*

5. PUBLIC HEARING:

6. PROCLAMATION:

A. [Proclamation declaring April as Child Abuse Prevention Month](#)
(*Commissioner Sandra Romero*)

7. REFERRAL FROM PLANNING COMMISSION:

8. REFERRAL FROM HEARINGS EXAMINER:
9. RESOLUTIONS:
 - A. [Proposed Resolution authorizing Local Government Investment Pool](#) (Troy Woo)
10. ORDINANCES:
 - A. [Consider Ordinance approving Encumbrance Carryover Budget Amendment](#) (Troy Woo)
11. MAYOR'S REPORT:
 - A. Appoint Mayor Ryder to an unexpired term on Lodging Tax Advisory Committee (Deputy Mayor Pratt)
12. CITY MANAGER'S REPORT:
13. STANDING GENERAL COMMITTEE:
 - A. [General Government & Public Safety Committee](#) (03.21.14)
14. OTHER BUSINESS:
15. BOARDS, COMMISSIONS, AND COMMITTEE REPORTS:
 - A. Mayor Andy Ryder:
 1. Mayors' Forum
 2. Transportation Policy Board (TPB)
 - B. Deputy Mayor Cynthia Pratt:
 1. Energy Advisory Committee
 2. LOTT
 3. Olympic Region Clean Air Agency (ORCAA)
 - C. Councilmember Virgil Clarkson:
 1. Health & Human Services Council (HHSC)
 2. HOME Consortium
 3. Thurston Regional Planning Council (TRPC)
 - D. Councilmember Jeff Gadman
 1. Intercity Transit (IT)
 2. Joint Animal Services Commission (JASCOM)
 - E. Councilmember Lenny Greenstein
 1. Emergency Medical Services (EMS)
 2. TCOMM911
 - F. Councilmember Jason Hearn:
 1. Community Action Council (CAC)
 2. Thurston County Law & Justice Council
 3. HTPA-Human Trafficking
 - G. Councilmember Michael Steadman:
 1. Economic Development Council (EDC)
 2. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
 3. Solid Waste Advisory Committee (SWAC)
16. ADJOURN TO WORKSESSION:
 - [B&O Tax and Business Licensing Discussion](#) (Troy Woo)

**MINUTES OF LACEY CITY COUNCIL WORKSESSION
THURSDAY, MARCH 20, 2014
LACEY CITY HALL
7:00 P.M.**

COUNCIL PRESENT: A. Ryder, C. Pratt, V. Clarkson, J. Gadman, L. Greenstein,
M. Steadman, J. Hearn, J. Gadman

STAFF PRESENT: S. Spence, R. Walk, L. Gotelli, S. Kirkman, R. Andrews, C. Litten

COUNCILMEMBER GADMAN MOVED TO APPROVE THE AGENDA. COUNCILMEMBER CLARKSON SECONDED. MOTION CARRIED.

JOINT BASE LEWIS-McCHORD UPDATE

Colonel Hodges, Commander of Joint Base Lewis-McChord, provided a presentation highlighting priorities, base statistics, transportation challenges impacting the I-5 corridor, and transition assistance for service members separating from DOD. Priorities include quality customer service satisfaction, strategic communications, ensuring that joint basing succeeds in accordance with the law, and focusing on training, preparing, equipping and deploying units.

JBLM is the 7th largest city and 2nd largest employer in the State of Washington. It is the largest operational joint base and the nation's only west coast power projection platform. The total JBLM population served is 155,276, including military, civilians, families and retirees. JBLM's regional economic impact is \$6,085,320,000 or 1.8% of Washington State GDP.

Colonel Hodges addressed transportation challenges impacting the I-5 corridor along Pierce and Thurston Counties. Of the 30,000 base residents, 75% commute daily. In addition 70% of JBLM employees, families and retirees reside off base.

Colonel Hodges presented several JBLM transportation solutions to Council.

- Internal Projects Leveraging Partnerships, including access to internal road connections, the Center Drive interchange and building a joint base connector.
- Tiger III Perimeter Projects to install ramp meters, cameras, Mounts Road signal, fiber optic network, and extending Traffic Alert App coverage to JBLM.
- I-5 Improvements include trip usage analysis, building a Thorne to Berkley auxiliary lane, and refining the 2010 OEA I-5 analysis of the WSDOT IJR Study.

Other issues include the recent listing of several endangered species on JBLM prairies and grasslands that has impacted training in these areas. Command staff is exploring options to mitigate the impact through relocation.

In partnership with the community, JBLM is a participant of the WA State Military Transition Council (WSMTC – Community Response) to assist those separating from service. In the

next 12 months, 9,500 service members will separate each month through 2016. Forty percent of those transitioning from JBLM will live in Washington State. Several resources are offered through WSMTC to facilitate the transition, including career tracks in education, technology and business, the JBLM Apprenticeship Program Model, certification in heating, ventilation, air conditioning and refrigeration, and the Microsoft Software & Systems Academy.

Council expressed their appreciation to Colonel Hodges for his presentation and invited command staff to provide periodic updates.

SIGN CODE UPDATE AND COUNCIL FEEDBACK

Rick Walk, Community Development Director, stated the City has hired Makers Architecture as the consultant to assist the City in reviewing and developing recommendations for updating the City's sign ordinance. Bob Bengford of Makers will be the project manager working with city staff, the volunteer sign committee and general public as the planning process moves forward. The sign committee is represented by the business community, sign companies, both chambers of commerce, general community, Planning Commission, and Council.

As part of the six month planning process, Makers is conducting a preliminary audit of the City's existing Sign Ordinance. They are seeking the Council's perspective on the sign ordinance and what Council has heard from the community related to the issues, challenges, strengths and efficiencies within the ordinance. Makers has met with Community Development staff to identify specific issues, challenges and strengths in implementing the ordinance through the sign permitting process, and they have toured the City to visually survey specific corridors, districts and signage examples.

Following discussions at the 2013 Council Retreat and the September 2013 Joint Council-Planning Commission Worksession, the focus of the sign ordinance review will primarily be centered on four areas:

- Improvement of storefront and business identity and recognition.
- Signage opportunities for businesses separated from fronting streets by parking lots or other buildings.
- Standards that consider commercial scale and target audiences from pedestrian environments to collector, arterial and freeway frontages.
- Compatibility with various zoning districts, including those that emphasize pedestrian-scaled development through form-base and mixed use districts.

Council shared their perspectives and input related to the City's Sign Ordinance:

- Streamlining the process and ensuring consistent regulations and enforcement for all businesses.
- Allowing flexibility in designs, sizes, shapes and colors... temporary signs, wall signs, electronic reader boards, architectural design, colored signs, and billboards. Pole signs should not be allowed.

- Allowing use of custom signs to quickly identify individual businesses.
- Improving visibility for businesses located within strip malls and requiring uniform address numbers.
- Balancing function and aesthetics. Creating a sense of identity and branding without clutter.
- Providing consistency with Wayfinding signage.
- Providing cohesive signage for drivers and pedestrians.

Upon completion of the audit, Makers will present their findings and initial recommendations to the sign committee to begin discussion and brainstorming. The committee will then make a recommendation on a preferred alternative to the Planning Commission, who will review and deliberate the recommendation and findings, hold a public hearing, and then make a recommendation to the Council for deliberation and action.

REVIEW OF CDBG PROPOSALS

Scott Spence, City Manager, stated the City received a broad selection of potential projects in response to the recent Community Development Block Grant request for proposals under the new Thurston County CDBG Urban County Partnership. All of the proposals heard at last week’s public hearing would provide significant benefit to the community’s low- and moderate-income residents, and meet all applicable state and federal CDBG program standards, goals, and objectives.

The total funding for the Thurston County CDBG Urban County Partnership has been finalized. Thurston County will receive an administrative fee to manage the contracts, and the City of Lacey will receive \$836,510 to allocate for the delivery of social services.

As noted during the hearing, a federal stipulation included in the request for proposals distributed to the applicants authorizes use of up to 15% of total CDBG funds for public services, including job training; crime prevention; health services; services for homeless persons; substance abuse services; fair housing counseling; and education programs.

The City Council has the option of allocating the total amount to capital projects, or splitting the funding by allocating 15% (\$156,845) to public services and 85% (\$679,665) to capital projects. After discussion, Council agreed to split the allocation between public services and capital projects.

Following discussion of the CDBG proposals presented at last week’s public hearing, the City Council agreed to the following funding allocations:

<u>AFFORDABLE HOUSING ACQUISITION, REPAIRS AND RENOVATIONS (85%)</u>	
<i>Community Youth Services (Transitional Housing & Weatherization Upgrades)</i>	46,879
<i>HOMES First (Provide additional affordable rental housing)</i>	250,000
<i>Housing Authority of Thurston County (East Street Affordable Housing Project)</i>	<u>382,786</u>
TOTAL	\$679,665

PUBLIC SERVICES (15%)

<i>South Puget Sound Community College (Camo to Credit)</i>	68,729
<i>Community Action Council (Monarch Children's Justice & Advocacy Center)</i>	<u>88,116</u>
TOTAL	\$156,845

COUNCILMEMBER GADMAN MOVED TO APPROVE THE FINAL CDBG FUNDING ALLOCATION OF \$836,510 TO CAC, SPSCC, CYS, HOMES FIRST, AND HOUSING AUTHORITY OF THURSTON COUNTY FOR THE DELIVERY OF SOCIAL SERVICES. COUNCILMEMBER CLARKSON SECONDED. MOTION CARRIED.

Mayor Ryder adjourned the meeting at 9:00 p.m.

**MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
MARCH 27, 2014, IN LACEY COUNCIL
CHAMBERS.**

- CALL TO ORDER: Mayor Ryder called the meeting to order at 7:00 p.m.
- PLEDGE OF ALLEGIANCE: Councilmember Greenstein led the pledge of allegiance.
- COUNCIL PRESENT: A. Ryder, C. Pratt, V. Clarkson, J. Hearn, J. Gadman, L. Greenstein, M. Steadman
- STAFF PRESENT: S. Spence, D. Schneider, R. Walk, R. Schoessel, T. Woo, L. Gotelli, D. Pierpoint, L. Flemm, C. Litten, R. Andrews, T. Stiles
- APPROVAL OF AGENDA AND CONSENT AGENDA: Consent Agenda Items:
(a) Worksession Minutes of March 6, 2014
(b) Council Minutes of March 13, 2014
- DEPUTY MAYOR PRATT MOVED TO APPROVE THE CONSENT AGENDA AND AGENDA. COUNCILMEMBER GADMAN SECONDED. MOTION CARRIED.**
- PROCLAMATION: Lacey Councilmembers proclaimed March 2014 as Sexual Assault Awareness Month. Tiffany Artime, Assistant Professor, Saint Martin's University, and students accepted the proclamation on behalf of Safe Place.
- REFERRAL FROM PLANNING COMMISSION: Ordinance No. 1431 amends changes to the Development Guidelines & Public Works Standards for Subdivisions and Short Plats, General Public

Works Considerations, Transportation, Stormwater, Water, Sewer and Reclaimed Water.

After a series of committee meetings to review each chapter, revisions were presented to the Planning Commission by engineering, planning, inspection and maintenance staff.

The Planning Commission held a public hearing and no one from the public testified. One written comment was received from the Washington State Department of Transportation.

The Planning Commission recommends full Council approval of the changes, and establishing a separate written guideline/policy identifying the criteria for when and where pedestrian crossings will be considered, types of pedestrian crossing enhancements that will be considered, and where they are applicable in keeping with the guidance set forth by AASHTO, ITE, NACTO, FHWA and WSDOT.

The Utilities Committee and Transportation Committee each reviewed the changes to the Development Guidelines & Public Works Standards for – Subdivisions and Short Plats, General Public Works Considerations, Transportation, Stormwater, Water, Sewer and Reclaimed Water, and recommend full City Council approval.

DEPUTY MAYOR PRATT MOVED TO AMEND CHANGES TO THE DEVELOPMENT GUIDELINES & PUBLIC WORKS STANDARDS. COUNCILMEMBER GREENSTEIN SECONDED.

The Council discussed LED lights and the possibility of intermittent lighting, the type of pavers used at the Twin County Credit Union, street lighting inventory, and engaging the development community in the review process.

Dave Schneider, City Attorney, noted that the ordinance needs to be adopted in order to amend changes to the Development Guidelines and Public Works Standards.

DEPUTY MAYOR PRATT MOVED TO AMEND THE MOTION TO ADOPT ORDINANCE NO. 1431 AMENDING CHANGES TO CHAPTERS 3-8 OF THE DEVELOPMENT GUIDELINES & PUBLIC WORKS STANDARDS, AND SECTIONS 14.23.088 AND 15.12.120 OF THE LACEY MUNICIPAL CODE. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

MAYORS REPORT:

Mayor Ryder announced that the City Council approved CDBG funding allocations at its March 20, 2014 Worksession. The following agencies were awarded funds:

CYS	\$46,879
Homes First	\$250,000
Housing Authority	\$382,786
SPSCC	\$68,729
CAC	\$88,116

Administration of the CDBG funding will be coordinated by Thurston County Public Health and Social Services.

STANDING GENERAL COMMITTEES:

Community Relations & Public Affairs Committee
Councilmember Steadman reported the Community Relations & Public Affairs Committee met on March 3, 2014, to approve the 2014 Work Plan and Budget of the Lacey Minsk Mazowiecki Sister City Association.

Land Use Committee
Deputy Mayor Pratt reported the Committee met on March 3, 2014, to discuss the City's street merchant and parking ordinances.

BOARDS & COMMISSIONS:

EMS
Councilmember Greenstein reported EMS will post agendas and minutes on its website. It was announced that the Thurston County EMS District has the 3rd best survival rate for cardiac arrest in the country. The high rating is attributed to well-trained paramedics and the availability of defibrillators.

HTPA – Human Trafficking

Councilmember Hearn reported that Community Development staff will meet with the Director of Washington Engaged to gain a better understanding of how city ordinances relate to human trafficking.

SWAC

Councilmember Steadman reported that SWAC has begun its WasteLessFood Campaign, and has invited the Lacey City Council to take the challenge to waste less food.

VCB

Councilmember Steadman reported that Governor Inslee recently signed a bill to promote commerce and tourism in the region.

LOTT

Deputy Mayor Pratt reported she attended a celebration of the completion of the new sedimentation basin.

Councilmember Hearn announced he will represent the City of Lacey on a flight to Travis AFB via a C-17 to learn more about the military mission.

Deputy Mayor Pratt invited all to participate in Earth Hour on March 29, 2014. The purpose of the event is to raise public awareness of energy conservation and sustainability. The community can participate by turning off all essential electronics from 8:30-9:30 p.m. More than 100 million people will participate world-wide.

MAYOR RYDER MOVED TO RESCHEDULE THE PRESENTATION OF THE ACCORD TO THE NISQUALLY INDIAN TRIBAL COUNCIL TO A FUTURE DATE. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

ADJOURNMENT:

Mayor Ryder adjourned the meeting at 7:50 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



LACEY CITY COUNCIL MEETING
April 10, 2014

SUBJECT: **Final Subdivision Approval for Campus Springs (MF7)**
Project no. 10-178

RECOMMENDATION: As a consent agenda item, authorize the Mayor to sign the final subdivision map for Campus Springs, project number 10-178.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community Development Director *RW*
Samra Seymour, Associate Planner *SS*

ATTACHMENTS: 1. Final Subdivision Map

PRIOR REVIEW: Preliminary Subdivision Approval given by the City Council on July 26, 2012

BACKGROUND:

On July 26, 2012, the City Council approved the preliminary subdivision of Campus Springs (MF7). The project was approved for 89 single-family residential lots and one 2.24 acre parcel for future multi-family development – the multi-family parcel requiring further Site Plan Review approval prior to construction. The final subdivision will contain 83 single-family residential lots and the future multi-family parcel. All Public Works and Planning improvements are in place or financial securities are in place for their installation.

Appropriate agencies and departments have reviewed the request. The appropriate signatures have been obtained and it is now ready for the Mayor's signature. The applicant requests that the City Council authorize the Mayor to sign the final subdivision map for Campus Springs. This will allow the applicant to proceed with the development of the subdivision.

ADVANTAGES:

1. Signing the final subdivision map would allow the applicant to proceed with the development of the subdivision and the sale of lots. The final subdivision application meets the requirements of preliminary approval, is consistent with the City Comprehensive Plan, the City Zoning Code, and all applicable City regulations.

DISADVANTAGES:

1. Staff has not identified any disadvantages of approving this subdivision.

CAMPUS SPRINGS

PORTIONS OF THE NE1/4 OF NW1/4 OF SECTION 1, T18N-R1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED, LENNAR NORTHWEST, INC. ARE THE OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED. ALL ROADS ARE PUBLIC AND WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, TOGETHER WITH ALL PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. ON THE PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE PUBLIC STREETS SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 6th DAY OF March, 2014.

William Sacriste
LENNAR NORTHWEST, INC., A DELAWARE CORPORATION
BY: WILLIAM SACRISTE
ITS: VICE PRESIDENT

Keith D Taylor
MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION
BY: KEITH D TAYLOR
ITS: SENIOR VICE PRESIDENT

APPROVALS

CERTIFICATE - CITY ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 20__

CITY ENGINEER _____

CERTIFICATE - HEALTH OFFICER
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 20__

HEALTH OFFICER _____

CERTIFICATE - ASSESSOR
EXAMINED AND APPROVED THIS 19th DAY OF March, A.D. 2014

Steven Drew by pb
THURSTON COUNTY ASSESSOR

CERTIFICATE - TREASURER
I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2014.

D. Daugherty 3/19/14
TREASURER, THURSTON COUNTY

CERTIFICATE - CITY PLANNER
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 20__

CITY PLANNER _____

CERTIFICATE - MAYOR FOR LACEY CITY COUNCIL
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 20__
ATTEST _____ LACEY CITY COUNCIL

CITY CLERK _____ MAYOR _____

CERTIFICATE - COUNTY AUDITOR
FILED FOR RECORD AT THE REQUEST OF BRIAN D. GILLOOLY, PLS, OF BARGHAUSEN CONSULTING ENGINEERS, INC. THIS _____ DAY OF _____, 20__ AT _____ O'CLOCK ____M., AND RECORDED UNDER AUDITOR'S FILE NUMBER _____, RECORDS OF THURSTON COUNTY, WASHINGTON.

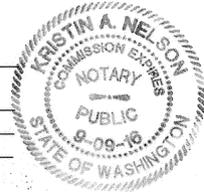
THURSTON COUNTY AUDITOR _____ DEPUTY AUDITOR _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) s.s.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William Sacriste IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT ~~HE~~ SIGNED THIS INSTRUMENT, ON OATH STATED THAT ~~HE~~ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS Vice President OF LENNAR NORTHWEST, INC., A DELAWARE CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

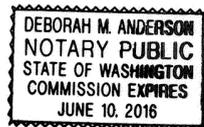
Kristin A Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Federal Way
MY COMMISSION EXPIRES 09-09-16
PRINTED NAME Kristin A Nelson



STATE OF WASHINGTON)
COUNTY OF King) s.s.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Keith D Taylor IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS S.V.P. OF MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Deborah M. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT North Bend
MY COMMISSION EXPIRES 6-10-2016
PRINTED NAME Deborah M. Anderson



INDEX OF SHEETS

- SHEET 1 - DEDICATION & APPROVALS
- SHEET 2 - SECTION SUBDIVISION
- SHEET 3 - LEGAL DESCRIPTION, NOTES
- SHEET 4 - MAP
- SHEET 5 - MAP

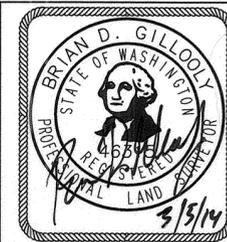
OWNER INFORMATION

LENNAR NORTHWEST, INC.
12815 CANYON ROAD E, SUITE F
PUYALLUP, WA 98373

SURVEYOR'S CERTIFICATE

I, BRIAN D. GILLOOLY, HEREBY CERTIFY THAT THIS PLAT OF CAMPUS SPRINGS IS BASED UPON AN ACTUAL SURVEY OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN. THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, THAT THE MONUMENTS HAVE BEEN SET, AND LOT AND BLOCK CORNERS STAKED ON THE GROUND.

Brian D Gillooly
BRIAN D. GILLOOLY, PLS NO. 46315 3/5/14



Barghausen Consulting Engineers, Inc.

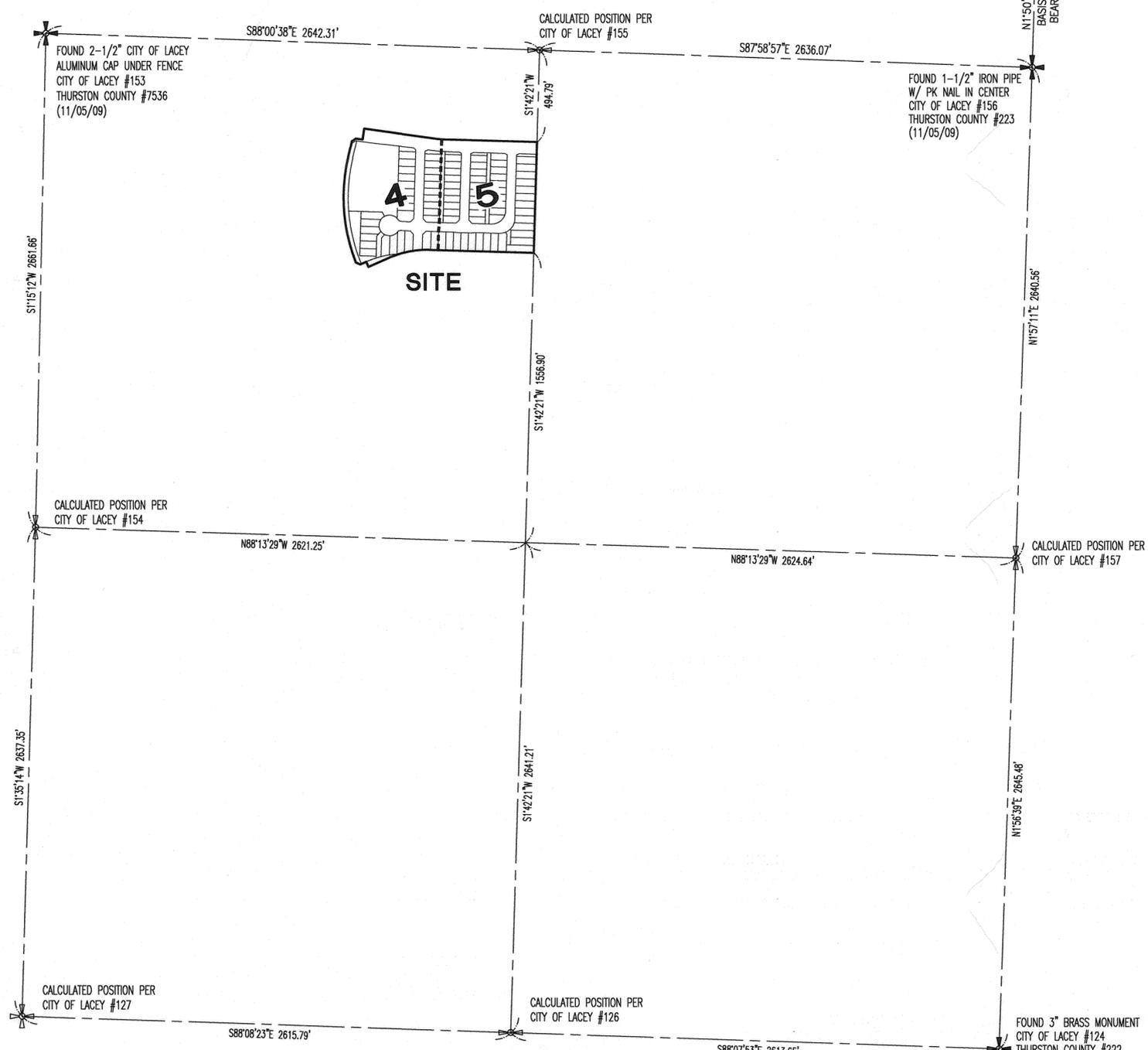
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 OF NW1/4, SECTION 1, T18N-R1W, W.M.

SHEET 1 OF 5

CAMPUS SPRINGS

PORTIONS OF THE NE1/4 OF NW1/4 OF SECTION 1, T18N-R1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

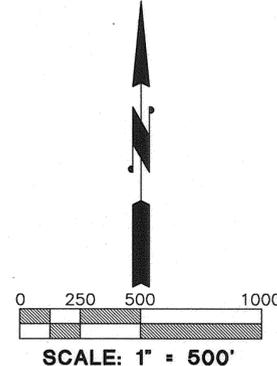


SECTION CONTROL

SCALE: 1" = 500'

CITY OF LACEY SECTION SUBDIVISION

- LEGEND**
- SECTION CORNER AS NOTED
 - QUARTER CORNER (CALCULATED POSITION)
 - SECTION CORNER (CALCULATED POSITION)



SURVEYOR'S NOTES:

HORIZONTAL DATUM - BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN FOUND MONUMENTS CITY OF LACEY POINT DESIGNATIONS 165 AND 156 (NORTH 01°50'40" EAST), AND CITY OF LACEY POINT DESIGNATION 164 WAS HELD FOR POSITION.

PROCEDURE / NARRATIVE
A FIELD TRAVERSE USING A "TRIMBLE TSC2" DATA COLLECTOR, WITH A TOPCON GR-3 RTK GPS AND FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. RTK GPS WAS USED TO CHECK AND ESTABLISH THE ELEVATION OF BENCHMARKS AND CONTROL POINTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

DATE OF SURVEY
FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED NOVEMBER, 2009 ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

LOT AND TRACT ADDRESSING			
1	3366 AURORA ST NE	LACEY, WA	98516
2	3360 AURORA ST NE	LACEY, WA	98516
3	3354 AURORA ST NE	LACEY, WA	98516
4	3348 AURORA ST NE	LACEY, WA	98516
5	3342 AURORA ST NE	LACEY, WA	98516
6	3336 AURORA ST NE	LACEY, WA	98516
7	3330 AURORA ST NE	LACEY, WA	98516
8	3324 AURORA ST NE	LACEY, WA	98516
9	3318 AURORA ST NE	LACEY, WA	98516
10	3312 AURORA ST NE	LACEY, WA	98516
11	3315 HYDRA ST NE	LACEY, WA	98516
12	3321 HYDRA ST NE	LACEY, WA	98516
13	3327 HYDRA ST NE	LACEY, WA	98516
14	3333 HYDRA ST NE	LACEY, WA	98516
15	3339 HYDRA ST NE	LACEY, WA	98516
16	3345 HYDRA ST NE	LACEY, WA	98516
17	3351 HYDRA ST NE	LACEY, WA	98516
18	3357 HYDRA ST NE	LACEY, WA	98516
19	3363 HYDRA ST NE	LACEY, WA	98516
20	3369 HYDRA ST NE	LACEY, WA	98516
21	3368 HYDRA ST NE	LACEY, WA	98516
22	3362 HYDRA ST NE	LACEY, WA	98516
23	3356 HYDRA ST NE	LACEY, WA	98516
24	3350 HYDRA ST NE	LACEY, WA	98516
25	3344 HYDRA ST NE	LACEY, WA	98516
26	3338 HYDRA ST NE	LACEY, WA	98516
27	3332 HYDRA ST NE	LACEY, WA	98516
28	3326 HYDRA ST NE	LACEY, WA	98516
29	3320 HYDRA ST NE	LACEY, WA	98516
30	3314 HYDRA ST NE	LACEY, WA	98516
31	3317 NOVA ST NE	LACEY, WA	98516
32	3323 NOVA ST NE	LACEY, WA	98516
33	3329 NOVA ST NE	LACEY, WA	98516
34	3335 NOVA ST NE	LACEY, WA	98516
35	3341 NOVA ST NE	LACEY, WA	98516
36	3347 NOVA ST NE	LACEY, WA	98516
37	3353 NOVA ST NE	LACEY, WA	98516
38	3359 NOVA ST NE	LACEY, WA	98516
39	3365 NOVA ST NE	LACEY, WA	98516
40	3371 NOVA ST NE	LACEY, WA	98516
41	3370 NOVA ST NE	LACEY, WA	98516
42	3364 NOVA ST NE	LACEY, WA	98516
43	3358 NOVA ST NE	LACEY, WA	98516
44	3352 NOVA ST NE	LACEY, WA	98516
45	3346 NOVA ST NE	LACEY, WA	98516
46	3340 NOVA ST NE	LACEY, WA	98516
47	3334 NOVA ST NE	LACEY, WA	98516
48	3328 NOVA ST NE	LACEY, WA	98516
49	3322 NOVA ST NE	LACEY, WA	98516
50	3316 NOVA ST NE	LACEY, WA	98516
51	3310 NOVA ST NE	LACEY, WA	98516
52	3306 NOVA ST NE	LACEY, WA	98516
53	3302 NOVA ST NE	LACEY, WA	98516
54	8965 CORONA ST NE	LACEY, WA	98516
55	8959 CORONA ST NE	LACEY, WA	98516
56	8953 CORONA ST NE	LACEY, WA	98516
57	8947 CORONA ST NE	LACEY, WA	98516
58	8941 CORONA ST NE	LACEY, WA	98516
59	8935 CORONA ST NE	LACEY, WA	98516
60	8929 CORONA ST NE	LACEY, WA	98516
61	8923 CORONA ST NE	LACEY, WA	98516
62	8917 CORONA ST NE	LACEY, WA	98516
63	8911 CORONA ST NE	LACEY, WA	98516
64	8905 CORONA ST NE	LACEY, WA	98516
65	8863 CORONA CT NE	LACEY, WA	98516
66	8857 CORONA CT NE	LACEY, WA	98516
67	8851 CORONA CT NE	LACEY, WA	98516
68	8845 CORONA CT NE	LACEY, WA	98516
69	8837 CORONA CT NE	LACEY, WA	98516
70	8831 CORONA CT NE	LACEY, WA	98516
71	8825 CORONA CT NE	LACEY, WA	98516
72	8819 CORONA CT NE	LACEY, WA	98516
73	8813 CORONA CT NE	LACEY, WA	98516
74	8807 CORONA CT NE	LACEY, WA	98516
75	3313 AURORA ST NE	LACEY, WA	98516
76	3319 AURORA ST NE	LACEY, WA	98516
77	3325 AURORA ST NE	LACEY, WA	98516
78	3331 AURORA ST NE	LACEY, WA	98516
79	3337 AURORA ST NE	LACEY, WA	98516
80	3343 AURORA ST NE	LACEY, WA	98516
81	3349 AURORA ST NE	LACEY, WA	98516
82	3355 AURORA ST NE	LACEY, WA	98516
83	3361 AURORA ST NE	LACEY, WA	98516
84	8808 CORONA CT NE	LACEY, WA	98516
(MULTIFAMILY-TBA ACCORDING TO LAYOUT)			
A	8805 DENI DR NE	LACEY, WA	98516
B	8841 CORONA CT NE	LACEY, WA	98516
C	3367 AURORA ST NE	LACEY, WA	98516
D	8903 DENI DR NE	LACEY, WA	98516
E	8907 DENI DR NE	LACEY, WA	98516
F	8919 DENI DR NE	LACEY, WA	98516
G	8925 DENI DR NE	LACEY, WA	98516
H	8931 DENI DR NE	LACEY, WA	98516
J	8955 DENI DR NE	LACEY, WA	98516
K	3300 NOVA ST NE	LACEY, WA	98516
L	8843 CORONA CT NE	LACEY, WA	98516
M	3230 WILLAMETTE DR NE	LACEY, WA	98516

JOB NO. 15846



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NE1/4 OF NW1/4, SECTION 1, T18N-R1W, W.M.

SHEET 2 OF 5

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VOLUME PAGE

CAMPUS SPRINGS

PORTIONS OF THE NE1/4 OF NW1/4 OF SECTION 1, T18N-R1W, W.M. CITY OF LACEY, THURSTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, THURSTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 01° 13' 45" WEST;
THENCE SOUTH 71° 43' 23" EAST, 1683.26 FEET TO POINT "E" ON THE CENTERLINE OF WILLAMETTE DRIVE NORTHEAST AS DESCRIBED IN RIGHT-OF-WAY DEDICATION DEED RECORDED JULY 21, 1994 UNDER THURSTON COUNTY RECORDING NO. 9407210227;
THENCE SOUTH 81° 56' 53" EAST, 100.00 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF SAID WILLAMETTE DRIVE NORTHEAST;
THENCE ALONG SAID EAST MARGIN NORTH 08° 03' 07" EAST, 30.00 FEET TO THE TRUE POINT OF BEGINNING AND THE SOUTH LINE OF PARK PARCEL CONVEYED TO THE CITY OF LACEY BY DEDICATION DEED RECORDED JUNE 16, 1993 UNDER THURSTON COUNTY RECORDING NO. 9306160057;
THENCE ALONG SAID SOUTH LINE SOUTH 81° 56' 53" EAST, 400.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 22.24 FEET THROUGH A CENTRAL ANGLE OF 6° 22' 13", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 85° 07' 59" EAST, 22.23 FEET;
THENCE SOUTH 88° 19' 06" EAST, 506.06 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1;
THENCE ALONG SAID EAST LINE SOUTH 01° 40' 54" WEST, 600.00 FEET;
THENCE NORTH 88° 19' 06" WEST, 556.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 223.12 FEET THROUGH A CENTRAL ANGLE OF 25° 34' 04", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 78° 53' 52" WEST, 221.27 FEET;
THENCE SOUTH 66° 06' 50" WEST, 122.43 FEET TO SAID EAST MARGIN OF WILLAMETTE DRIVE NORTHEAST;
THENCE ALONG SAID EAST MARGIN NORTH 23° 53' 10" WEST, 30.00 FEET;
THENCE SOUTH 66° 06' 50" WEST, 34.80 FEET;
THENCE NORTH 67° 15' 03" WEST, 27.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.50 FEET;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 582.16 FEET THROUGH A CENTRAL ANGLE OF 34° 11' 34", AND BEING SUBTENDED BY A CHORD BEARING NORTH 03° 51' 01" WEST, 573.56 FEET;
THENCE NORTH 13° 14' 49" EAST, 50.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 915.50 FEET;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 34.89 FEET THROUGH A CENTRAL ANGLE OF 2° 11' 00", AND BEING SUBTENDED BY A CHORD BEARING NORTH 12° 09' 22" EAST, 34.89 FEET;
THENCE NORTH 54° 41' 27" EAST, 26.38 FEET;
THENCE SOUTH 81° 56' 53" EAST, 37.09 FEET;
THENCE NORTH 08° 03' 07" EAST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO 14TH SUPPLEMENTAL COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) FOR THE MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION, RECORDED UNDER AUDITOR'S FILE NO. _____.
2. TRACT "A" IS A ROAD BUFFER/OPEN SPACE TRACT AND IS HEREBY CONVEYED TO THE MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT.
3. TRACTS "B", "C", "D", "F", "G" AND "J" ARE OPEN SPACE TRACTS AND ARE HEREBY CONVEYED TO THE MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT.
4. TRACTS "E" AND "H" ARE PRIVATE ALLEY TRACTS AND ARE HEREBY CONVEYED TO THE MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT. TRACT "E" SHALL BE FOR THE EXCLUSIVE USE OF THE OWNERS OF LOTS 1 THROUGH 20, INCLUSIVE. TRACT "H" SHALL BE FOR THE EXCLUSIVE USE OF THE OWNERS OF LOTS 21 THROUGH 40, INCLUSIVE.
5. TRACT "K" IS A JOINT USE DRIVEWAY AND UTILITY TRACT AND IS HEREBY CONVEYED EQUALLY TO THE OWNERS OF LOTS 51 THROUGH 53 FOR OWNERSHIP AND MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT. AN EASEMENT IS HEREBY CONVEYED TO THE CITY OF LACEY FOR MAINTENANCE OF THE UTILITIES AND STORM DRAINAGE WHICH LIE WITHIN THE TRACT.
6. TRACT "L" IS A JOINT USE DRIVEWAY, UTILITY AND PEDESTRIAN ACCESS TRACT AND IS HEREBY CONVEYED EQUALLY TO THE OWNERS OF LOTS 69 THROUGH 71 FOR OWNERSHIP AND MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT. AN EASEMENT IS HEREBY CONVEYED TO THE CITY OF LACEY FOR MAINTENANCE OF THE UTILITIES, STORM DRAINAGE AND PEDESTRIAN ACCESS WHICH LIE WITHIN THE TRACT.
7. TRACT "M" IS A PRIVATE ACCESS, UTILITY AND PEDESTRIAN ACCESS TRACT AND IS HEREBY CONVEYED TO THE MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. AN EASEMENT IS HEREBY CONVEYED TO THE CITY OF LACEY FOR MAINTENANCE OF THE UTILITIES, STORM DRAINAGE AND PEDESTRIAN ACCESS WHICH LIE WITHIN THE TRACT.
8. LOT 84 IS TO REMAIN IN PRIVATE OWNERSHIP OF THE DEVELOPER FOR THE PURPOSE OF FUTURE MULTI-FAMILY DEVELOPMENT.
9. CITY OF LACEY STANDARD MONUMENTS WILL BE SET ON THE STREET CENTERLINES UPON COMPLETION OF ROADWAY CONSTRUCTION. 5/8" X 24" REBAR AND PLASTIC CAP, PLS 46315 WILL BE SET AT ALL LOT CORNERS. LOT CORNERS ON STREET FRONTAGES WILL BE MONUMENTED WITH REBAR AT A 1-FOOT OFFSET ALONG THE SIDE LOT LINE. ALL CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION.
10. THERE SHALL BE NO DIRECT ACCESS TO WILLAMETTE DRIVE NE FROM THOSE LOTS THAT ABUT IT.
11. ALL LAND AREA WITHIN THE BOUNDARIES OF THIS PLAT IS WITHIN A COMMUNITY FACILITIES DISTRICT OF THE CITY OF LACEY AND ALL SALEABLE LOTS ARE SUBJECT TO ALL SERVICE FEES AND CHARGES WHICH MAY BE LEVIED BY THE CITY OF LACEY FOR THE MAINTENANCE, OPERATION AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR LIENS FOR ANY UNPAID SERVICE FEES OR CHARGES.
12. THIS PLAT IS SUBJECT TO A VOLUNTARY SCHOOL MITIGATION AGREEMENT, RECORDED UNDER AUDITOR'S FILE NO. 4379750.
13. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND SUBSEQUENT AMENDMENTS AS NOTED IN TITLE NOTE 6 AT RIGHT.
14. THE MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND LOCATING ALL IRRIGATION LINES LOCATED IN THE PUBLIC RIGHT-OF-WAY.
15. ROOF AND FOUNDATION DRAINS SHALL BE TIED INTO THE STORMWATER SYSTEM.
16. THE MERIDIAN CAMPUS RESIDENTIAL OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTER STRIPS (WEEDING, MOWING, PRUNING OF THE STREET TREES, ETC.) IN A HEALTHY AND GROWING MANNER IN PERPETUITY, AND MAINTAIN STORMWATER FACILITIES (AS OUTLINED IN THE RESIDENTIAL AGREEMENT TO MAINTAIN STORM WATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN).
17. THE CITY OF LACEY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ROADS AND/OR ALLEYS WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAT.
18. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) NOTED HEREON ARE PRIVATE AND ARE HEREBY CONVEYED TO THE LOT OWNER WHO WOULD BENEFIT FROM THE EASEMENT. THE OWNER(S) OF SAID LOT(S) HAVING BENEFIT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN THE EASEMENT.
19. LOTS 41-53 SHALL HAVE A MINIMUM 25-FOOT WIDE SETBACK FROM PROPERTY TO THE EAST.
20. ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES AND 5 FEET ALONG THE REAR LOTS LINES, FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURE OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.
21. TO PROTECT THE PUBLIC INTEREST ON PRIVATE PROPERTY, UTILITY MAINS LOCATED ON PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE. IF ON-SITE SETTLING OR OTHER PHENOMENA OCCUR CAUSING VALVE BOXES, SEWER MANHOLES, OR OTHER APPURTENANCES TO PROTRUDE ABOVE THE DRIVING SURFACES OR GROUND ELEVATIONS, THE OWNER WILL BE NOTIFIED AND THE PROBLEM SHALL BE FIXED WITHIN 30 DAYS OF NOTIFICATION. IF THE PROBLEM IS NOT FIXED WITHIN THE 30 DAY TIME PERIOD, THE CITY WILL FIX THE PROBLEM AND BILL THE PROPERTY OWNER.

TITLE NOTES:

FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2149659 DATED OCTOBER 3, 2013:

1-3. NOT APPLICABLE TO BE SHOWN ON SURVEY.

4. RESERVATIONS CONTAINED IN DEED FORM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 67014, RESERVING ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME. (NOT PLOTTABLE)

5. RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF:

RESERVING: MINERALS
RESERVED BY: WEYERHAEUSER COMPANY, A WASHINGTON CORPORATION
RECORDED: JUNE 15, 1970
RECORDING NO.: 824014 (NOT PLOTTABLE)
SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO. 815128

6. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS

RECORDED: APRIL 8, 1993
RECORDING NO. 9304080184 AND 9304080185 (NOT PLOTTABLE)
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING NOS. 3073462, 3150033, 3226655, 3232742, 3325010, 3325011, 3592110, 3666327, 3666330, 3666331, 3666332, 3666333, 3781698, 3781699, 3784046, 3882339, 3382340, 3882341, 3882342 AND 4112085
IN THIS CONNECTION WE NOTE "ASSIGNMENT AND ASSUMPTION OF CONTRACT RIGHT" RECORDED UNDER RECORDING NO. 3666329.

7. NOT APPLICABLE TO BE SHOWN ON SURVEY.

8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDED: NOVEMBER 8, 1993
RECORDING NO.: 9311080213
IN FAVOR OF: CITY OF LACEY, A MUNICIPAL CORPORATION
FOR: WATER LINE (LIES WITHIN WILLAMETTE DRIVE NE)

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN

RECORDED: JUNE 8, 1994
RECORDING NO. 9406080269
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM (SHOWN)
(A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS, AND SPACES LOCATED WITHIN THE PROPERTY BEING PARALLEL AND COINCIDENT WITH THE BOUNDARIES OF ALL PUBLIC/PRIVATE STREET ROADWAY RIGHT-OF-WAYS) (BLANKET OVER ALL ROADWAYS)

10. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS FOR STREETS

RECORDED: JULY 21, 1994
RECORDING NO. 9407210227 (NOT PLOTTABLE)

11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN

RECORDED: OCTOBER 30, 1997
RECORDING NO. 3117638
IN FAVOR OF: CITY OF LACEY
FOR: UTILITIES (SHOWN)

12. GOLF CART PATH EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: VICWOOD MERIDIAN PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP
AND: HAWKS PRAIRIE GOLD, LLC, A WASHINGTON LIMITED PARTNERSHIP
RECORDED: OCTOBER 5, 2001
RECORDING NO.: 3383757 (AS CONSTRUCTED AND TO BE CONSTRUCTED)
IN THIS CONNECTION WE NOTE "ASSIGNMENT AND ASSUMPTION OF CONTRACT RIGHTS" RECORDED UNDER RECORDING NO. 3666329.

13. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 3392424, IN THURSTON COUNTY, WASHINGTON. (SHOWN)

14. DECLARATION OF COVENANTS WITH RESPECT TO CAMPUS GLEN STORM DRAINAGE, AND THE TERMS AND CONDITIONS THEREOF:

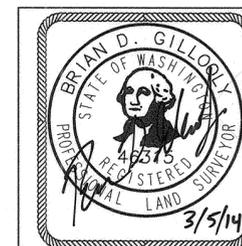
RECORDED: AUGUST 16, 2004
RECORDING NO.: 3666335 (NOT WITHIN SUBJECT PROPERTY)

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LACEY, A MUNICIPAL CORPORATION, PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, COMCAST TELEVISION CABLE COMPANY AND THEIR RESPECTIVE SUCCESSORS, AND ALL LOT OWNERS OF THIS PLAT, UNDER AND UPON ALL PUBLIC STREETS, AND THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PROPOSED PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, TOGETHER WITH THE EAST 10 FEET OF LOTS 1 THROUGH 10 AND TRACT D, WHICH ABUT TRACT E, AND THE EAST 10 FEET OF LOTS 21 THROUGH 30 AND TRACT G, WHICH ABUT TRACT H, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, SEWER, WATER, STORM DRAINAGE, SEWER AND WATER FACILITIES, STREET LIGHTING AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR CONDUIT ATTACHED TO A BUILDING.

JOB NO. 15846



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NE1/4 OF NW1/4, SECTION 1, T18N-R1W, W.M.

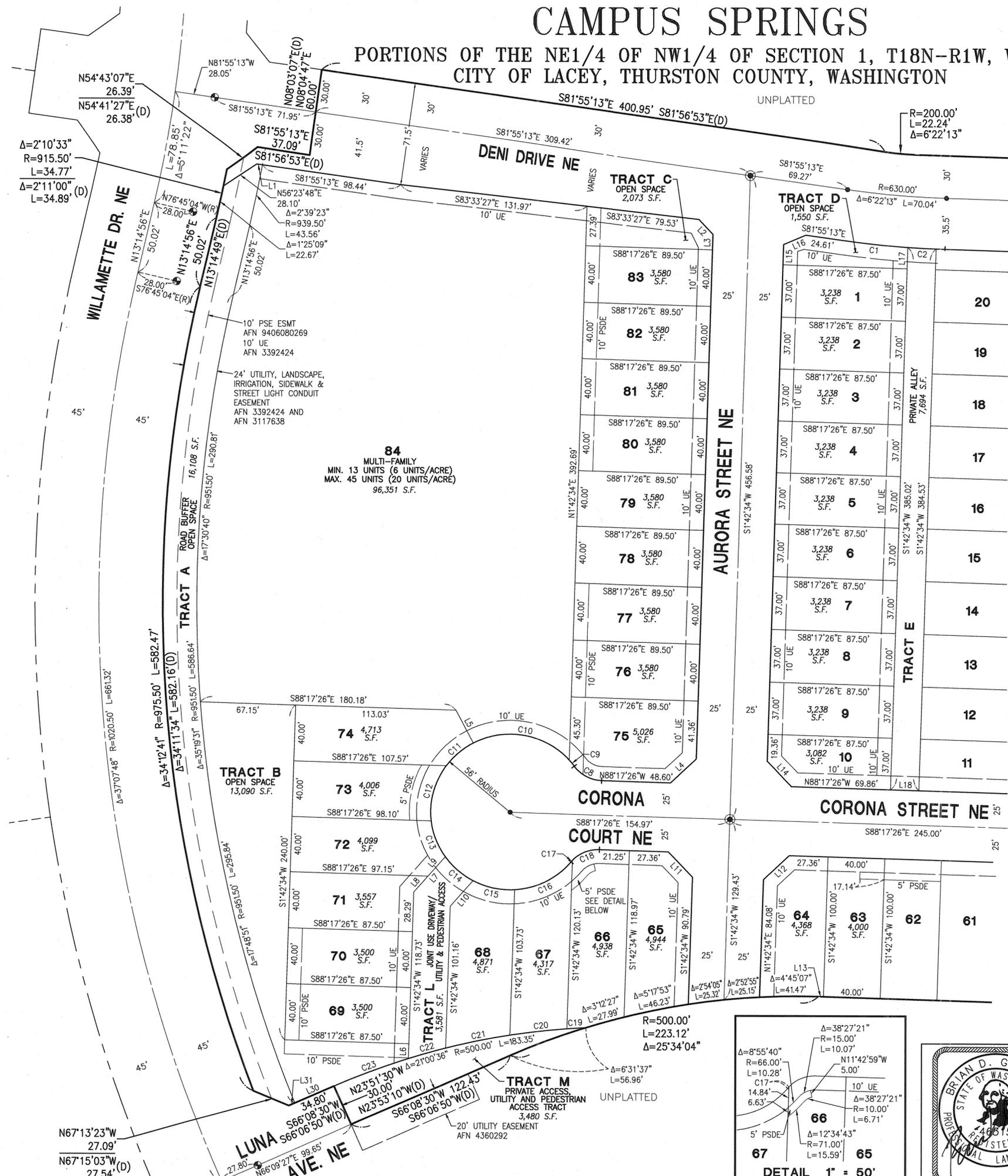
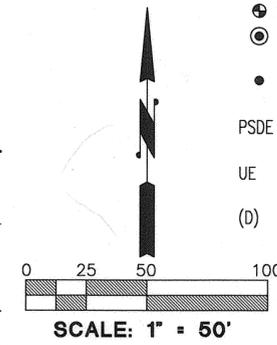
SHEET 3 OF 5

CAMPUS SPRINGS

PORTIONS OF THE NE1/4 OF NW1/4 OF SECTION 1, T18N-R1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

LEGEND

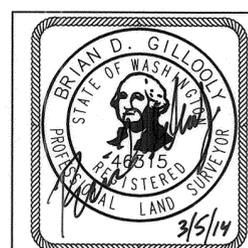
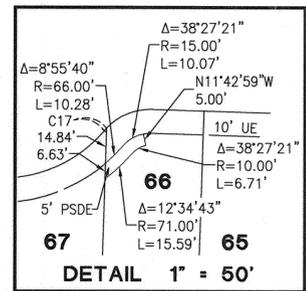
- ⊕ FOUND MONUMENT IN CONCRETE 2" BRASSY W/PUNCH
- ⊙ CITY OF LACEY PRECAST MONUMENT IN CAST IRON CASE TO BE SET AS CONSTRUCTION IS COMPLETED
- CITY OF LACEY CAST IN PLACE SURFACE MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
- PSDE PRIVATE STORM DRAINAGE EASEMENT
SEE PLAT NOTE 18 ON SHEET 3
- UE UTILITY EASEMENT
SEE EASEMENT PROVISIONS ON SHEET 3
- (D) DEED



SEE SHEET 5

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	4.07'	S81°55'13"E	L23	24.95'	N43°17'16"W
L2	14.34'	S43°53'36"E	L24	7.78'	N1°42'34"E
L3	10.80'	S1°42'34"W	L25	15.72'	N66°24'39"E
L4	24.95'	S46°42'44"W	L26	14.50'	S1°42'34"W
L5	26.61'	S27°38'41"E	L27	20.00'	S88°17'26"E
L6	10.45'	N1°42'34"E	L28	15.72'	S62°59'30"E
L7	33.60'	N41°11'12"E	L29	20.00'	N88°17'26"W
L8	15.18'	N41°11'12"E	L30	30.19'	S66°08'30"W
L9	18.42'	N41°11'12"E	L31	4.61'	S66°08'30"W
L10	24.27'	N41°11'12"E	L32	7.78'	N1°42'34"E
L11	24.95'	S43°17'54"E	L33	15.72'	N66°24'39"E
L12	24.95'	N46°42'44"E	L34	14.50'	S1°42'21"W
L13	3.58'	N88°17'26"W	L35	5.56'	S43°45'50"E
L14	24.95'	N43°17'16"W	L36	15.00'	N23°11'29"W
L15	14.30'	N1°42'34"E	L37	5.00'	S88°17'26"E
L16	16.97'	N67°13'14"E	L38	9.26'	S88°17'26"E
L17	15.02'	S1°42'34"W	L39	20.16'	N84°35'04"E
L18	20.00'	N88°17'26"W	L40	10.74'	S88°17'26"E
L19	14.53'	S1°42'34"W	L41	17.50'	S88°17'26"E
L20	15.72'	S62°59'30"E	L42	20.16'	S81°09'55"E
L21	7.78'	S1°42'34"W	L43	2.50'	S88°17'26"E
L22	24.95'	S46°42'44"W			

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	47.74'	665.50'	4°06'38"	C13	28.23'	56.00'	28°53'11"
C2	20.01'	665.50'	1°43'21"	C14	26.24'	56.00'	26°50'47"
C3	6.24'	665.50'	0°32'14"	C15	30.44'	56.00'	31°08'56"
C4	20.21'	80.00'	14°28'39"	C16	45.73'	56.00'	46°47'13"
C5	41.96'	80.00'	30°02'56"	C17	1.43'	25.00'	3°16'56"
C6	28.72'	80.00'	20°34'21"	C18	21.21'	25.00'	48°35'59"
C7	34.77'	80.00'	24°54'04"	C19	13.36'	500.00'	1°31'50"
C8	22.64'	25.00'	51°52'55"	C20	40.45'	500.00'	4°38'05"
C9	5.47'	56.00'	5°36'04"	C21	46.27'	500.00'	5°18'08"
C10	73.92'	56.00'	75°38'07"	C22	27.28'	500.00'	3°07'33"
C11	25.21'	56.00'	25°47'45"	C23	55.99'	500.00'	6°24'59"
C12	42.09'	56.00'	43°03'47"	C24	24.26'	75.00'	18°32'04"



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NE1/4 OF NW1/4, SECTION 1, T18N-R1W, W.M.
SHEET 4 OF 5

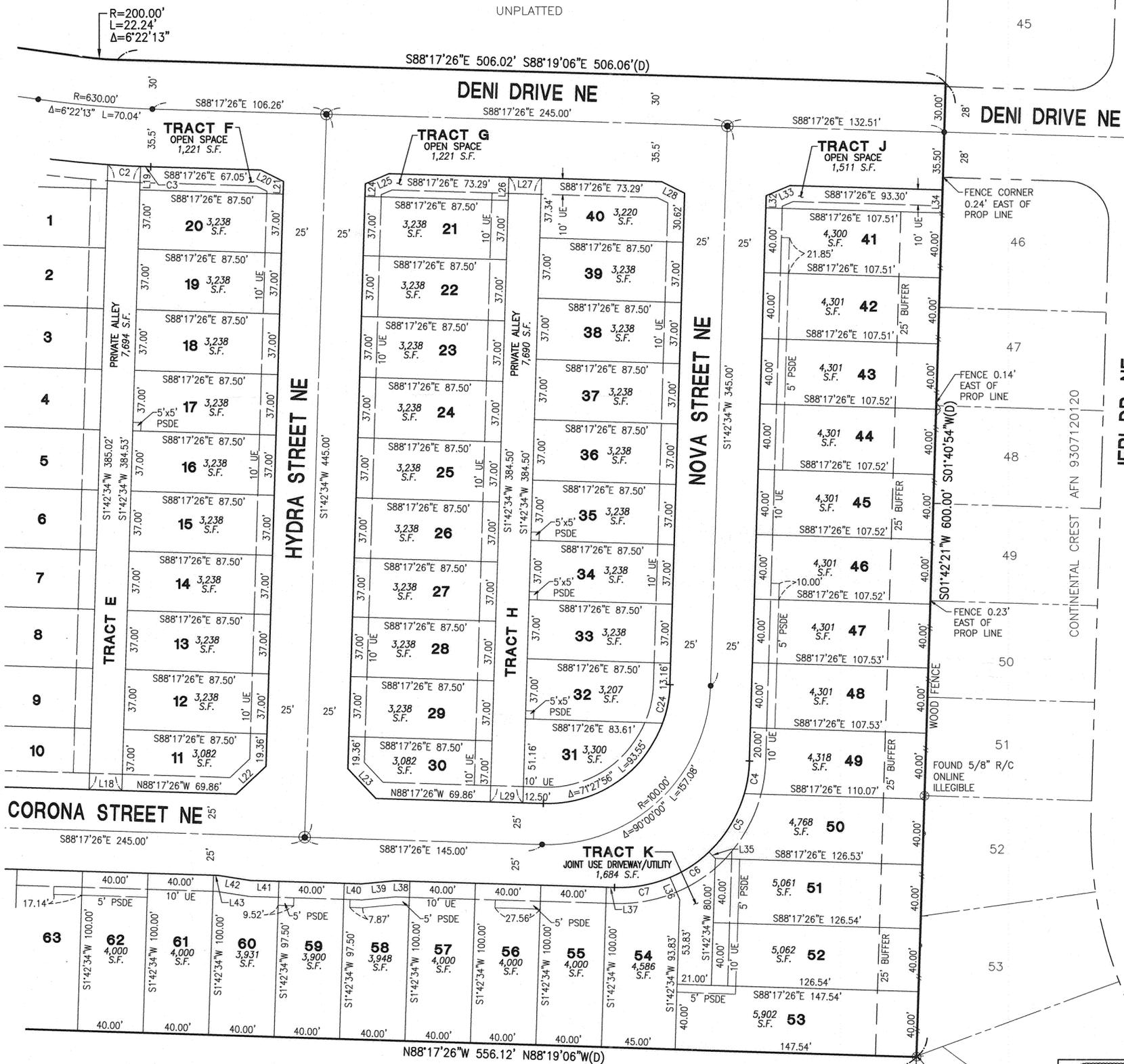
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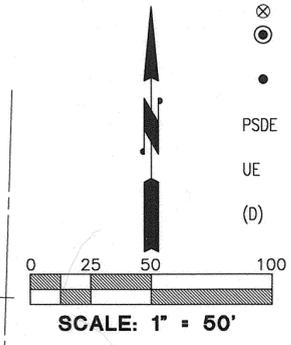
VOLUME/PAGE

CAMPUS SPRINGS

PORTIONS OF THE NE1/4 OF NW1/4 OF SECTION 1, T18N-R1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON



- LEGEND**
- ⊗ FOUND AS NOTED
 - ⊙ CITY OF LACEY PRECAST MONUMENT IN CAST IRON CASE TO BE SET AS CONSTRUCTION IS COMPLETED
 - CITY OF LACEY CAST IN PLACE SURFACE MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 18 ON SHEET 3
 - UE UTILITY EASEMENT SEE EASEMENT PROVISIONS ON SHEET 3
 - (D) DEED



LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	4.07'	S81°55'13"E	L23	24.95'	N43°17'16"W
L2	14.34'	S43°53'36"E	L24	7.78'	N1°42'34"E
L3	10.80'	S1°42'34"W	L25	15.72'	N66°24'39"E
L4	24.95'	S46°42'44"W	L26	14.50'	S1°42'34"W
L5	26.61'	S27°38'41"E	L27	20.00'	S88°17'26"E
L6	10.45'	N1°42'34"E	L28	15.72'	S62°59'30"E
L7	33.60'	N41°11'12"E	L29	20.00'	N88°17'26"W
L8	15.18'	N41°11'12"E	L30	30.19'	S66°08'30"W
L9	18.42'	N41°11'12"E	L31	4.61'	S66°08'30"W
L10	24.27'	N41°11'12"E	L32	7.78'	N1°42'34"E
L11	24.95'	S43°17'54"E	L33	15.72'	N66°24'39"E
L12	24.95'	N46°42'44"E	L34	14.50'	S1°42'21"W
L13	3.58'	N88°17'26"W	L35	5.56'	S43°45'50"E
L14	24.95'	N43°17'16"W	L36	15.00'	N23°11'29"W
L15	14.30'	N1°42'34"E	L37	5.00'	S88°17'26"E
L16	16.97'	N67°13'14"E	L38	9.26'	S88°17'26"E
L17	15.02'	S1°42'34"W	L39	20.16'	N84°35'04"E
L18	20.00'	N88°17'26"W	L40	10.74'	S88°17'26"E
L19	14.53'	S1°42'34"W	L41	17.50'	S88°17'26"E
L20	15.72'	S62°59'30"E	L42	20.16'	S81°09'55"E
L21	7.78'	S1°42'34"W	L43	2.50'	S88°17'26"E
L22	24.95'	S46°42'44"W			

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	47.74'	665.50'	4°06'38"	C13	28.23'	56.00'	28°53'11"
C2	20.01'	665.50'	1°43'21"	C14	26.24'	56.00'	26°50'47"
C3	6.24'	665.50'	0°32'14"	C15	30.44'	56.00'	31°08'56"
C4	20.21'	80.00'	14°28'39"	C16	45.73'	56.00'	46°47'13"
C5	41.96'	80.00'	30°02'56"	C17	1.43'	25.00'	3°16'56"
C6	28.72'	80.00'	20°34'21"	C18	21.21'	25.00'	48°35'59"
C7	34.77'	80.00'	24°54'04"	C19	13.36'	500.00'	1°31'50"
C8	22.64'	25.00'	51°52'55"	C20	40.45'	500.00'	4°38'05"
C9	5.47'	56.00'	5°36'04"	C21	46.27'	500.00'	5°18'08"
C10	73.92'	56.00'	75°38'07"	C22	27.28'	500.00'	3°07'33"
C11	25.21'	56.00'	25°47'45"	C23	55.99'	500.00'	6°24'59"
C12	42.09'	56.00'	43°03'47"	C24	24.26'	75.00'	18°32'04"

SEE SHEET 4

JOB NO. 15846



Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA. 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 OF NW1/4, SECTION 1, T18N-R1W, W.M.
SHEET 5 OF 5

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VOLUME PAGE

CITY OF LACEY
Official Proclamation

WHEREAS, in 1872, Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than one million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

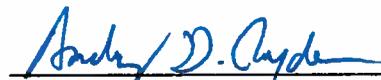
WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas and beautify our community;

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the City Council, do hereby proclaim the month of April 2014, as

Arbor Month

in the City of Lacey, and I encourage all citizens to support efforts to care for our trees and woodlands, and to plant trees to provide beautification for future generations to enjoy.




Mayor Andy Ryder
April 10, 2014

CITY OF LACEY
Official Proclamation

WHEREAS, all children deserve to grow up in a safe and nurturing environment to ensure they reach their full potential; and

WHEREAS, child abuse continues to be one of our nation's most serious public health problems; and

WHEREAS, our communities are stronger when all citizens are engaged in preventing child maltreatment and are involved in supporting families to provide safe, nurturing environments for their children, which will give them the opportunity to become caring, contributing members of their communities; and

WHEREAS, the Thurston Council for Children and Youth is working with community organizers to bring attention to domestic violence in our community, and to identify preventative measures to reduce harm to children; and

WHEREAS, we, as Lacey residents, continue our commitment to protecting all members of our community, and call upon citizens to join together to increase public safety and prevent the further abuse and neglect of our children.

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the Lacey City Council, hereby proclaim the month of April 2014 as

Child Abuse Prevention and Awareness Month

in the City of Lacey, and encourage all citizens to increase their participation in efforts to support families, thereby preventing child abuse and strengthening the community in which we live.





Mayor Andy Ryder
April 10, 2014



LACEY CITY COUNCIL MEETING April 10, 2014

SUBJECT: Local Government Investment Pool Resolution

RECOMMENDATION: Adopt resolution authorizing investment into the Local Government Investment Pool.

STAFF CONTACT: Scott Spence, City Manager *SS*
Troy Woo, Finance Director *TW*

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS:

1. [Resolution No. 1008](#)
2. [Local Government Investment Pool Prospectus](#)

FISCAL NOTE:

PRIOR REVIEW: The Finance and Economic Development Committee reviewed the ordinance at its April 2, 2014, meeting and recommended approval by the full City Council.

BACKGROUND:

The City of Lacey has invested funds in the Local Government Investment Pool (LGIP) since it began in 1986. The LGIP is administered by the State Treasurer's Office. The investment objectives of the LGIP are the same as the City's investment objectives and the City can take advantage of the economies of scale from a large pooled investment portfolio. Since it started, over 500 local governments have used the LGIP including all 39 counties, all cities over 10,000 population, 234 cities and towns, and 160 special taxing districts. The LGIP has recently created a prospectus for distribution. As a result of the new prospectus, the resolution authorizing investment in the LGIP has been updated.

The City Council adopted the original authorizing resolution in June 1986. Despite the long period between updates there are not many changes or updates. The significant changes include the following:

- New requirement that the governing body and appointed designees with the authority to contribute or withdraw funds have received and read a copy of the prospectus. A copy of the most recent prospectus is attached, so the City Council can fulfill that requirement.
- The governing body authorizes contribution and withdrawal of monies in a manner prescribed by law, rule, and prospectus.
- Designates by name and title, the Finance Director, as the authorized individual to authorize all amendments, changes, or alterations to the LGIP Transaction Authorization Form or any other documentation including the designation of other individuals to make contribution and withdrawals on behalf of the governing entity.
- Language relating to the revocation of authority of the authorized designee's termination of employment.

Staff recommends the adoption of the resolution to continue participation in the LGIP. The LGIP is an important component of the City's investment portfolio. According to the City's investment policy, the LGIP is the only investment option that the entire City's portfolio may be invested. Other security types and financial institutions are limited to 50 percent of the total investment portfolio. The LGIP also provides an option to satisfy the City's investment policy that 15 percent of the investment portfolio is invested in overnight instruments which can be sold to raise cash in one day's notice. The LGIP has and continues to provide a safe and liquid investment option.

At its April 2, 2014, meeting, the Finance and Economic Development Committee recommended full City Council approval of the LGIP authorizing resolution.

ADVANTAGES:

1. The LGIP has been a reliable and safe source of investment of City funds.
2. The City's recently adopted investment policy allows 100 percent of the City's investment portfolio to be invested in the LGIP.
3. The City's recently adopted investment policy requires that 15 percent of the City's portfolio be invested in overnight instruments or securities, which can be sold to raise cash in one day's notice. Withdrawals can be made from LGIP accounts with one day's notice.

DISADVANTAGES:

1. There is a potential for more frequent resolution updates in the event the authorized designee changes.

RESOLUTION NO. 1008

CITY OF LACEY

**RESOLUTION AUTHORIZING INVESTMENT OF
CITY OF LACEY MONIES IN THE LOCAL
GOVERNMENT INVESTMENT POOL AND
REPEALING RESOLUTION 601**

WHEREAS, pursuant to Chapter 294, Laws of 1986, the Legislature created a trust fund to be known as the public funds investment account (commonly referred to as the Local Government Investment Pool (LGIP)) for the contribution and withdrawal of money by an authorized governmental entity for purposes of investment by the Office of the State Treasurer; and

WHEREAS, from time to time it may be advantageous to the authorized governmental entity, City of Lacey, the "governmental entity", to contribute funds available for investment in the LGIP; and

WHEREAS, on June 19, 1986 the City of Council passed Resolution 601 authorizing the deposit and withdrawal of monies of the City of Lacey in the LGIP in accordance with Chapter 294, Laws of 1986; and

WHEREAS, Resolution 601 authorized the City Manager, the City's Finance Director, or such other City officer or employee specifically designated to order the deposit or withdrawal of monies of the City of Lacey in the LGIP; and

WHEREAS, the investment strategy for the LGIP is set forth in its policies and procedures; and

WHEREAS, any contributions or withdrawals to or from the LGIP made on behalf of the governmental entity shall be first duly authorized by the Lacey City Council, the "governing body" or any designee of the governing body pursuant to this resolution, or a subsequent resolution; and

WHEREAS the governmental entity will cause to be filed a certified copy of said resolution with the Office of the State Treasurer; and

WHEREAS the governing body and any designee appointed by the governing body with authority to contribute or withdraw funds of the governmental entity has received and read a copy of the prospectus and understands the risks and limitations of investing in the LGIP; and

WHEREAS, the governing body attests by the signature of its members that it is duly authorized and empowered to enter into this agreement, to direct the contribution or withdrawal of governmental entity monies, and to delegate certain authority to make

adjustments to the incorporated transactional forms, to the individuals designated herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, that the governing body does hereby authorize the contribution and withdrawal of governmental entity monies in the LGIP in the manner prescribed by law, rule, and prospectus.

BE IT FURTHER RESOLVED that the governing body has approved the Local Government Investment Pool Transaction Authorization Form (Form) as completed by the Finance Director and incorporates said form into this resolution by reference and does hereby attest to its accuracy.

BE IT FURTHER RESOLVED that the governmental entity designates the Finance Director, the "authorized individual" to authorize all amendments, changes, or alterations to the Form or any other documentation including the designation of other individuals to make contributions and withdrawals on behalf of the governmental entity.

BE IT FURTHER RESOLVED that this delegation ends upon the written notice, by any method set forth in the prospectus, of the governing body that the authorized individual has been terminated or that his or her delegation has been revoked. The Office of the State Treasurer will rely solely on the governing body to provide notice of such revocation and is entitled to rely on the authorized individual's instructions until such time as said notice has been provided.

BE IT FURTHER RESOLVED that the Form as incorporated into this resolution or hereafter amended by delegated authority, or any other documentation signed or otherwise approved by the authorized individual shall remain in effect after revocation of the authorized individual's delegated authority, except to the extent that the authorized individual whose delegation has been terminated shall not be permitted to make further withdrawals or contributions to the LGIP on behalf of the governmental entity. No amendments, changes, or alterations shall be made to the Form or any other documentation until the entity passes a new resolution naming a new authorized individual; and

BE IT FURTHER RESOLVED that the governing body acknowledges that it has received, read, and understood the prospectus as provided by the Office of the State Treasurer. In addition, the governing body agrees that a copy of the prospectus will be provided to any person delegated or otherwise authorized to make contributions or withdrawals into or out of the LGIP and that said individuals will be required to read the prospectus prior to making any withdrawals or contributions or any further withdrawals or contributions if authorizations are already in place.

BE IT FURTHER RESOLVED that Resolution 601 is hereby repealed.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,
this 10th day of April, 2014.

CITY COUNCIL

Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

LOCAL GOVERNMENT
INVESTMENT POOL

Prospectus

January 2014



James L. McIntire

Washington State Treasurer

Contents

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I. The LGIP

The Local Government Investment Pool (the “LGIP”) is an investment pool of public funds placed in the custody of the Office of the Washington State Treasurer (the “State Treasurer”) for investment and reinvestment as defined by RCW 43.250.020. The purpose of the LGIP is to allow eligible governmental entities to participate with the state in the investment of surplus public funds, in a manner that optimizes liquidity and return on such funds. In establishing the LGIP, the legislature recognized that not all eligible governmental entities are able to maximize the return on their temporary surplus funds, and therefore it provided a mechanism whereby they may, at their option, utilize the resources of the State Treasurer to maximize the potential of their surplus funds while ensuring the liquidity of those funds.

The State Treasurer has established a sub-pool within the LGIP whose shares are offered by means of this Prospectus: The LGIP-Money Market Fund (the “LGIP-MMF” or the “Fund”). The State Treasurer has the authority to establish additional sub-pools in the future.

The Fund offered in this Prospectus seeks to provide current income by investing in high-quality, short term money market instruments. These standards are specific to the Fund, as illustrated in the following table. The LGIP-MMF offers daily contributions and withdrawals.

FUND SNAPSHOT

The table below provides a summary comparison of the Fund’s investment types and sensitivity to interest rate risk. This current snapshot can be expected to vary over time.

Fund	Investment Types	Maximum Dollar-Weighted Average Maturity for LGIP-MMF
LGIP-Money Market Fund	Cash	60 days
Current Investments (as of November 1, 2013)	Bank Deposits US Treasury bills Repurchase agreements US Government agency obligations	

Fees and Expenses

Administrative Fee. The State Treasurer charges pool participants a fee representing administration and recovery costs associated with the operation of the Fund. The administrative fee accrues daily from pool participants’ earnings prior to the earnings being posted to their account. The administrative fee will be paid monthly. In the event that there are no earnings, the administrative fee will be deducted from principal.

The chart below illustrates the operating expenses of the LGIP-MMF for past years, expressed in basis points as a percentage of fund assets.

**Local Government Investment Pool-MMF
Operating Expenses by Fiscal Year (in Basis Points)**

	2006	2007	2008	2009	2010	2011	2012	2013
<i>Total Operating Expenses</i>	1.12	0.96	0.84	0.88	0.64	0.81	0.68	0.87

(1 basis point = 0.01%)

Because most of the expenses of the LGIP-MMF are fixed costs, the fee (expressed as a percentage of fund assets) will be affected by: (i) the amount of operating expenses; and (ii) the assets of the LGIP-MMF. The table below shows how the fee (expressed as a percentage of fund assets) would change as the fund assets change, assuming an annual fund operating expenses amount of \$800,000.

Fund Assets	\$6.0 bn	\$8.0 bn	\$10.0 bn
Total Operating Expenses (in Basis Points)	1.33	1.0	.80

Portfolio Turnover: The Fund does not pay a commission or fee when it buys or sells securities (or “turns over” its portfolio). However, debt securities often trade with a bid/ask spread. Consequently, a higher portfolio turnover rate may generate higher transaction costs that could affect the Fund’s performance.

II. Local Government Investment Pool – Money Market Fund

Investment Objective

The LGIP-MMF will seek to effectively maximize the yield while maintaining liquidity and a stable share price of \$1.

Principal Investment Strategies

The LGIP-MMF will seek to invest primarily in high-quality, short term money market instruments. Typically, at least 55% of the Fund’s assets will be invested in US government securities and repurchase agreements collateralized by those securities. The LGIP-MMF means a sub-pool of the LGIP whose investments will primarily be money market instruments. The LGIP-MMF will only invest in eligible investments permitted by state law. The LGIP-MMF will not be an SEC-registered money market fund and will not be required to follow SEC Rule 2a-7. Investments of the LGIP-MMF will conform to the LGIP Investment Policy, the most recent version of which will be posted on the LGIP website and will be available upon request.

Principal Risks of Investing in the LGIP-Money Market Fund

Counterparty Credit Risk. A party to a transaction involving the Fund may fail to meet its obligations. This could cause the Fund to lose the benefit of the transaction or prevent the Fund from selling or buying other securities to implement its investment strategies.

Interest Rate Risk. The LGIP-MMF’s income may decline when interest rates fall. Because the Fund’s income is based on short-term interest rates, which can fluctuate significantly over short periods, income risk is expected to be high. In addition, interest rate increases can cause the price of a debt security to decrease and even lead to a loss of principal.

Liquidity Risk. Liquidity risk is the risk that the Fund will experience significant net withdrawals of Fund shares at a time when it cannot find willing buyers for its portfolio securities or can only sell its portfolio securities at a material loss.

Management Risk. Poor security selection or an ineffective investment strategy could cause the LGIP-MMF to underperform relevant benchmarks or other funds with a similar investment objective.

Issuer Risk. The LGIP-MMF is subject to the risk that debt issuers and other counterparties may not honor their obligations. Changes in an issuer's credit rating (e.g., a rating downgrade) or the market's perception of an issuer's creditworthiness could also affect the value of the Fund's investment in that issuer. The degree of credit risk depends on both the financial condition of the issuer and the terms of the obligation. Also, a decline in the credit quality of an issuer can cause the price of a money market security to decrease.

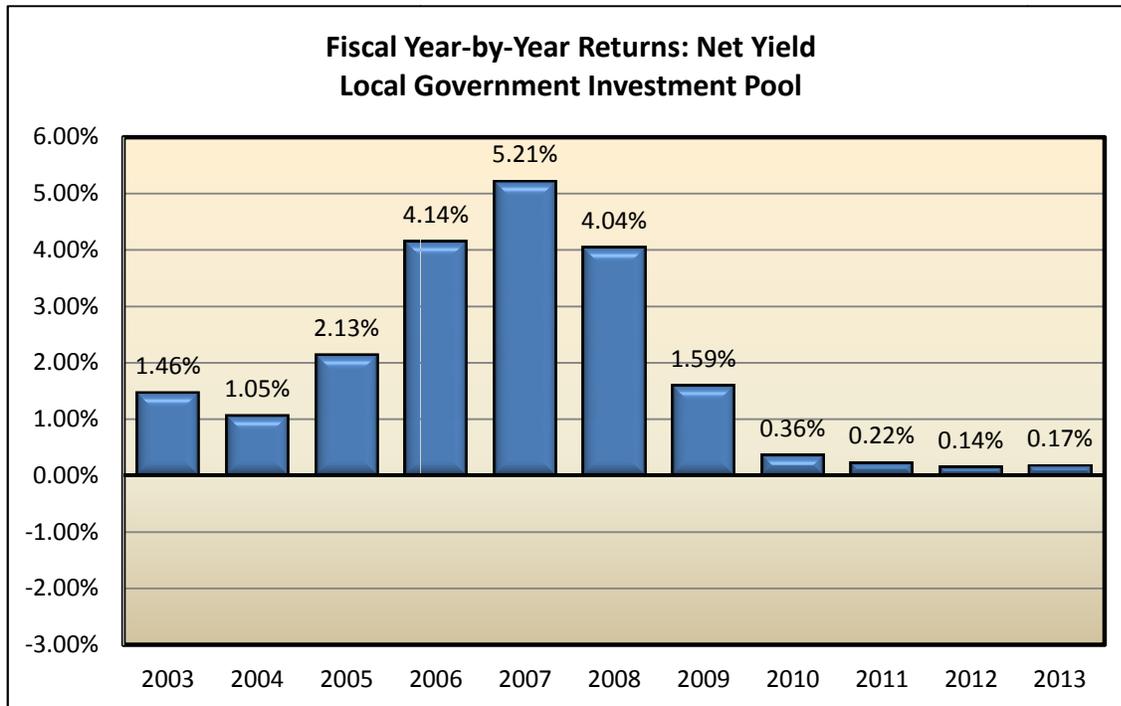
Securities Lending Risk and Reverse Repurchase Agreement Risk. The LGIP-MMF may engage in securities lending or in reverse repurchase agreements. Securities lending and reverse repurchase agreements involve the risk that the Fund may lose money because the borrower of the Fund's securities fails to return the securities in a timely manner or at all or the Fund's lending agent defaults on its obligations to indemnify the Fund, or such obligations prove unenforceable. The Fund could also lose money in the event of a decline in the value of the collateral provided for loaned securities or a decline in the value of any investments made with cash collateral.

Risks Associated with use of Amortized Cost. The use of amortized cost valuation means that the LGIP-MMF's share price may vary from its market value NAV per share. In the unlikely event that the State Treasurer were to determine that the extent of the deviation between the Fund's amortized cost per share and its market-based NAV per share may result in material dilution or other unfair results to shareholders, the State Treasurer may cause the Fund to take such action as it deems appropriate to eliminate or reduce to the extent practicable such dilution or unfair results.

An investment in the LGIP-MMF is not a bank deposit and is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the Fund seeks to preserve the value of investments at \$1 per share, pool participants could lose money by investing in the LGIP-MMF. There is no assurance that the LGIP-MMF will achieve its investment objective.

Performance

The following information is intended to address the risks of investing in the LGIP-MMF. The information illustrates changes in the performance of the LGIP-MMF's shares from year to year. Returns are based on past results and are not an indication of future performance. Updated performance information may be obtained on our website at www.tre.wa.gov or by calling the LGIP toll-free at 800-331-3284.



Local Government Investment Pool-Money Market Fund

Average Accrued Net Yield

<u>1 Year</u>	<u>3 years</u>	<u>5 years</u>	<u>10 years</u>
0.17%	0.19%	.52%	1.94%

Transactions: LGIP-MMF

General Information

The minimum transaction size (contributions or withdrawals) for the LGIP-MMF will be five thousand dollars. The State Treasurer may, in its sole discretion, allow for transactions of less than five thousand dollars.

Valuing Shares

The LGIP-MMF will be operated using a net asset value (NAV) calculation based on the amortized cost of all securities held such that the securities will be valued at their acquisition cost, plus accrued income, amortized daily.

The Fund's NAV will be the value of a single share. NAV will normally be calculated as of the close of business of the NYSE, usually 4:00 p.m. Eastern time. If the NYSE is closed on a particular day, the Fund will be priced on the next day the NYSE is open.

NAV will not be calculated and the Fund will not process contributions and withdrawals submitted on days when the Fund is not open for business. The time at which shares are priced and until which contributions and withdrawals are accepted is specified below and may be changed as permitted by the State Treasurer.

To the extent that the LGIP-MMF's assets are traded in other markets on days when the Fund is not open for business, the value of the Fund's assets may be affected on those days. In addition, trading in some of the Fund's assets may not occur on days when the Fund is open for business.

Transaction Limitation

The State Treasurer reserves the right at its sole discretion to set a minimum and/or maximum transaction amount from the LGIP-MMF and to limit the number of transactions, whether contribution, withdrawal, or transfer permitted in a day or any other given period of time.

The State Treasurer also reserves the right at its sole discretion to reject any proposed contribution, and in particular to reject any proposed contribution made by a pool participant engaged in behavior deemed by the State Treasurer to be abusive of the LGIP-MMF.

A pool participant may transfer funds from one LGIP-MMF account to another subject to the same time and contribution limits as set forth in WAC 210.10.060.

Contributions

Pool participants may make contributions to the LGIP-MMF on any business day. All contributions will be effected by electronic funds transfer to the account of the LGIP-MMF designated by the State Treasurer. It is the responsibility of each pool participant to pay any bank charges associated with such electronic transfers to the State Treasurer. Failure to wire funds by a pool participant after notification to the State Treasurer of an intended transfer will result in penalties. Penalties for failure to timely wire will be assessed to the account of the pool participant responsible.

Notice. To ensure same day credit, a pool participant must inform the State Treasurer of any contribution over one million dollars no later than 9 a.m. on the same day the contribution is made. Contributions for one million dollars or less can be requested at any time prior to 10 a.m. on the day of contribution. For all other contributions over one million dollars that are requested prior to 10 a.m., a pool participant may receive same day credit at the sole discretion of the State Treasurer. Contributions that receive same day credit will count, for earnings rate purposes, as of the day in which the contribution was made. Contributions for which no notice is received prior to 10:00 a.m. will be credited as of the following business day.

Notice of contributions may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to State Treasurer's Treasury Management System ("TMS"). Please refer to the [LGIP-MMF Operations Manual](#) for specific instructions regarding contributions to the LGIP-MMF.

Direct deposits from the State of Washington will be credited on the same business day.

Pricing. Contribution requests received in good order will receive the NAV per unit of the LGIP-MMF next determined after the order is accepted by the State Treasurer on that contribution date.

Withdrawals

Pool participants may withdraw funds from the LGIP-MMF on any business day. Each pool participant shall file with the State Treasurer a letter designating the financial institution at which funds withdrawn from the LGIP-MMF shall be deposited (the "Letter"). This Letter shall contain the name of the financial institution, the location of the financial institution, the account name, and the account number to which funds will be deposited. This Letter shall be signed by local officials authorized to receive and disburse funds, as described in WAC 210-10-020.

Disbursements from the LGIP-MMF will be effected by electronic funds transfer. Failure by the State Treasurer to wire funds to a pool participant after proper notification to the State Treasurer to disburse funds to a pool participant may result in a bank overdraft in the pool participant's bank account. The State Treasurer will reimburse a pool participant for such bank overdraft penalties charged to the pool participant's bank account.

Notice. In order to withdraw funds from the LGIP-MMF, a pool participant must notify the State Treasurer of any withdrawal over one million dollars no later than 9 a.m. on the same day the withdrawal is made. Withdrawals for one million dollars or less can be requested at any time prior to 10 a.m. on the day of withdrawal. For all other withdrawals from the LGIP-MMF over one million dollars that are requested prior to 10 a.m., a pool participant may receive such withdrawal on the same day it is requested at the sole discretion of the State Treasurer. No earnings will be credited on the date of withdrawal for the amounts withdrawn. Notice of withdrawals may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to TMS. Please refer to the LGIP-MMF Operations Manual for specific instructions regarding withdrawals from the Fund.

Pricing. Withdrawal requests with respect to the LGIP-MMF received in good order will receive the NAV per unit of the LGIP-MMF next determined after the order is accepted by the State Treasurer on that withdrawal date.

Suspension of Withdrawals. If the State Treasurer has determined that the deviation between the Fund's amortized cost price per share and the current net asset value per share calculated using available market quotations (or an appropriate substitute that reflects current market conditions) may result in material dilution or other unfair results, the State Treasurer may, if it has determined irrevocably to liquidate the Fund, suspend withdrawals and payments of withdrawal proceeds in order to facilitate the permanent termination of the Fund in an orderly manner. The State Treasurer will distribute proceeds in liquidation as soon as practicable, subject to the possibility that certain assets may be illiquid, and subject to subsequent distribution, and the possibility that the State Treasurer may need to hold back a reserve to pay expenses.

The State Treasurer also may suspend redemptions if the New York Stock Exchange suspends trading or closes, if US bond markets are closed, or if the Securities and Exchange Commission declares an emergency. If any of these events were to occur, it would likely result in a delay in the pool participants' redemption proceeds.

The State Treasurer will notify pool participants within five business days of making a determination to suspend withdrawals and/or irrevocably liquidate the fund and the reason for such action.

Earnings and Distribution

LGIP-MMF Daily Factor

The LGIP-MMF daily factor is a net earnings figure that is calculated daily using the investment income earned (excluding realized gains or losses) each day, assuming daily amortization and/or accretion of income of all fixed income securities held by the Fund, less the administrative fee. The daily factor is reported on an annualized 7-day basis, using the daily factors from the previous 7 calendar days. The reporting of a 7-day annualized yield based solely on investment income which excludes realized gains or losses is an industry standard practice that allows for the fair comparison of funds that seek to maintain a constant NAV of \$1.00.

LGIP-MMF Actual Yield Factor

The LGIP-MMF actual yield factor is a net daily earnings figure that is calculated using the total net earnings including realized gains and losses occurring each day, less the administrative fee.

Dividends

The LGIP-MMF's dividends include any net realized capital gains or losses, as well as any other capital changes other than investment income, and are declared daily and distributed monthly.

Distribution

The total net earnings of the LGIP-MMF will be declared daily and paid monthly to each pool participant's account in which the income was earned on a per-share basis. These funds will remain in the pool and earn additional interest unless withdrawn and sent to the pool participant's designated bank account as specified on the Authorization Form. Interest earned will be distributed monthly on the first business day of the following month.

Monthly Statements and Reporting

On the first business day of every calendar month, each pool participant will be sent a monthly statement which includes the pool participant's beginning balance, contributions, withdrawals, transfers, administrative charges, earnings rate, earnings, and ending balance for the preceding calendar month. Also included with the statement will be the monthly enclosure. This report will contain information regarding the maturity structure of the portfolio and balances broken down by security type.

III. Management

The State Treasurer is the manager of the LGIP-MMF and has overall responsibility for the general management and administration of the Fund. The State Treasurer has the authority to offer additional sub-pools within the LGIP at such times as the State Treasurer deems appropriate in its sole discretion.

Administrator and Transfer Agent. The State Treasurer will serve as the administrator and transfer agent for the Fund.

Custodian. A custodian for the Fund will be appointed in accordance with the terms of the LGIP Investment Policy.

IV. Miscellaneous

Limitation of Liability

All persons extending credit to, contracting with or having any claim against the Fund offered in this Prospectus shall look only to the assets of the Fund that such person extended credit to, contracted with or has a claim against, and none of (i) the State Treasurer, (ii) any subsequent sub-pool, (iii) any pool participant, (iv) the LGIP, or (v) the State Treasurer's officers, employees or agents (whether past, present or future), shall be liable therefor. The determination of the State Treasurer that assets, debts, liabilities, obligations, or expenses are allocable to the Fund shall be binding on all pool participants and on any person extending credit to or contracting with or having any claim against the LGIP or the Fund offered in this Prospectus. There is a remote risk that a court may not enforce these limitation of liability provisions.

Amendments

This Prospectus and the attached Investment Policy may be amended from time to time. Pool participants shall receive notice of changes to the Prospectus and the Investment Policy. The amended and restated documents will be posted on the State Treasurer website: www.tre.wa.gov.

Should the State Treasurer deem appropriate to offer additional sub-pools within the LGIP, said sub-pools will be offered by means of an amendment to this prospectus.

LGIP-MMF Contact Information

Internet: www.tre.wa.gov Treasury Management System/TMS

Phone: 1-800-331-3284 (within Washington State)

Mail:

Office of the State Treasurer
Local Government Investment Pool
PO Box 40200
Olympia, Washington 98504
FAX: 360-902-9044



LACEY CITY COUNCIL MEETING April 10, 2014

SUBJECT: 2013 Budget Encumbrance Carryovers

RECOMMENDATION: Adopt ordinance amending the 2014 Budget.

STAFF CONTACT: Scott Spence, City Manager *SS*
Troy Woo, Finance Director *TW*

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS: 1. [Ordinance No. 1434](#)
2. [Summary for the Ordinance No. 1434](#)

FISCAL NOTE: See attached Ordinance Exhibit "A"

PRIOR REVIEW: The Finance and Economic Development Committee reviewed the ordinance at its April 2, 2014, meeting and recommended approval by the full City Council.

BACKGROUND:

Despite all the extensive budget planning and efforts to complete projects and purchases prior to the year-end closing, staff is not always able to complete all of the projects and purchases. The projects and purchases are completed in the following year, so it becomes necessary to carryover previously approved budget appropriations into the next year. This amendment is limited to carryover encumbrances and capital projects.

This carryover process relieves concerns that authorized budgets will be exceeded when large carryover projects do not have the authorized appropriations until late into the year. When the City Council approves these appropriations earlier in the year, the risk of exceeding authorized expenditure levels is minimized.

The encumbrance and capital carryover requests are limited to purchase orders that were initiated in the previous year and capital projects that were authorized in the previous year's budget. The outstanding purchase order carryover requests are limited to significant (over

\$2,500) unfilled material, equipment, and supply orders. Capital project carryover requests do not have a dollar threshold. The funds requesting the carryovers must have adequate fund balance before the requests can be granted.

As you review the proposed carryover amendment list, you will note that each fund is detailed separately. There are three columns of dollar values. The first column contains the amount currently authorized for that line-item in the 2014 budget. The second column is the amount of the proposed adjustment. The last dollar column shows what the new total of that particular line-item account will be if the amendments are adopted. Total lines are included to illustrate the grand total of the fund before and after the amendments. This is important since the budget is adopted by fund total and not by line-item detail. A brief explanation or description is also provided for each line-item of the form.

At its April 2, 2014, meeting, the Finance and Economic Development Committee reviewed and recommended full City Council approval of the proposed amendments to the 2014 Budget.

ADVANTAGES:

1. The proposed adjustments to the 2014 Budget reflects more accurately the necessary requirements of each fund or adjustments made by City Council action.
2. The proposed adjustments ensure that the proper level of budget appropriations have been authorized to complete prior year projects and purchases.

DISADVANTAGES:

1. There are no significant disadvantages since there must be a revenue source or adequate fund balance to match the proposed expenditure.

ORDINANCE NO. 1434

CITY OF LACEY

**AN ORDINANCE AMENDING THE 2014 FISCAL YEAR BUDGET AND
ORDINANCE 1425 ADOPTING SAID BUDGET TO RE-APPROPRIATE 2013
BUDGETED AMOUNTS FOR PROJECTS NOT COMPLETED IN 2013 AND
ADOPTING A SUMMARY FOR PUBLICATION.**

WHEREAS, at the end of the 2013 fiscal year, certain funds which had been appropriated had not been spent because the programs, improvements, contracts or orders had not, as yet, been completed, and

WHEREAS, in order to complete such programs, projects and orders, and to pay the cost thereof, it is necessary that such funds be re-appropriated in the 2014 budget, NOW, THEREFORE

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY,
WASHINGTON, AS FOLLOWS:**

Section 1. The 2014 fiscal year budget and Ordinance No. 1425 adopting said budget are hereby amended in the manner set forth on Exhibit A, which is attached hereto and made a part hereof as though fully set forth at length.

Section 2. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,
on this 10th day of April, 2014.

CITY COUNCIL

By: _____
Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO. 1434

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on April 10, 2014, Ordinance No. 1434 entitled “**AN ORDINANCE AMENDING THE 2014 FISCAL YEAR BUDGET AND ORDINANCE 1425 ADOPTING SAID BUDGET TO RE-APPROPRIATE 2013 BUDGETED AMOUNTS FOR PROJECTS NOT COMPLETED IN 2013 AND ADOPTING A SUMMARY FOR PUBLICATION.**”

A section by section summary of this ordinance is as follows:

Section 1 amends the 2014 fiscal year budget and Ordinance No. 1425, adopting said budget by re-appropriating funds from the 2013 fiscal year budget which were not expended because the programs, projects, contracts and orders were not completed in 2013.

Section 2 approves this summary.

A copy of the full text of this ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

City Clerk

Published: April 14, 2014

Proposed 2014 Budget Amendments - Exhibit "A"

Account Numbers	Account Description	2014 Budget	Budget Amendment	2014 Budget as Amended	Comments
Building Improvement Fund					
Revenues					
301-0000-308-0000	Beginning Cash	64,375	733,317	797,692	Beginning Cash
Total Building Improvement Fund Revenues		69,375	733,317	802,692	
Expenditures					
301-0101-514-6004	Capital Outlays-Buildings	-	729,051	729,051	Carry forward final senior center project, museum depot project, ESCO grant
301-0101-514-6003	Capital Improvements	67,375	4,266	71,641	Carry forward remodel Police report writing room
Total Building Improvement Fund Expenditures		69,375	733,317	802,692	
Capital Equipment Fund					
Revenues					
302-0000-308-0000	Beginning Cash	10,000	100,000	110,000	Beginning cash
Total Capital Equipment Fund Revenues		908,131	100,000	1,008,131	
Expenditures					
302-0102-519-6416	Capital Outlay-Parks & Recreation	-	65,000	65,000	Carry forward Homann Park equipment
302-0104-559-6001	Economic Development	100,000	35,000	135,000	Carry forward sign ordinance consultant
Total Capital Equipment Fund Expenditures		908,131	100,000	1,008,131	
Parks & Open Space Fund					
Revenues					
303-0000-308-0000	Beginning Cash	75,000	100,000	175,000	Beginning cash
Total Parks & Open Space Revenues		728,346	100,000	828,346	
Expenditures					
303-0106-576-6003	Capital Outlay-Improvements	-	100,000	100,000	Carry forward Woodland Creek Trailhead project RCO grant
Total Parks & Open Space Expenditures		728,346	100,000	828,346	
Water Construction Fund					
Revenues					
410-0000-308-0100	Beginning Cash - Construction	-	399,217	399,217	Beginning cash
Total Water Construction Fund Revenues		8,229,253	399,217	8,628,470	

Account Numbers	Account Description	2014 Budget	Budget Amendment	2014 Budget as Amended	Comments
Expenditures					
410-3418-534-9001	Construction-Preliminary Engineering	947,707	105,000	1,052,707	Carry forward water project costs 2013 critical valves, Brewery water study
410-3418-534-9013	Construction-Construction Engineering	5,062,678	203,293	5,265,971	Carry forward water project costs 2011, 2012 critical valves, Hawks Prairie well 2, 2012 well rehab source 7, reclaimed infiltration facility
410-3418-534-9025	Water Rights Mitigation	-	90,924	90,924	Carry forward water project costs shoreline monitoring well
Total Water Construction Fund Expenditures		8,229,253	399,217	8,628,470	

Wastewater Construction Fund					
Revenues					
411-0000-308-0000	Beginning Cash - Construction	1,469,125	228,435	1,697,560	Beginning cash
Total Wastewater Construction Fund Revenues		5,946,584	228,435	6,175,019	
Expenditures					
411-3518-535-9001	Construction-Preliminary Engineering	654,806	155,211	810,017	Carry forward sewer projects
411-3518-535-9013	Construction-Construction Engineering	4,756,772	73,224	4,829,996	Carry forward sewer projects
Total Wastewater Construction Fund Expenditures		5,946,584	228,435	6,175,019	

Stormwater Construction Fund					
Revenues					
412-0000-308-0000	Beginning Cash - Construction	662,925	7,918	670,843	Beginning cash
Total Stormwater Construction Fund Revenues		3,269,975	7,918	3,277,893	
Expenditures					
412-4218-542-9001	Construction-Preliminary Engineering	502,548	(59,901)	442,647	Reduce Comp plan carry forward
412-4218-542-9004	Construction-Storm Drainage	2,438,650	67,819	2,506,469	Carry forward debris removal projects
Total Stormwater Construction Fund Expenditures		3,269,975	7,918	3,277,893	

Animal Services					
Revenues					
503-0000-308-0000	Beginning Cash	331,155	13,296	344,451	Beginning cash
Total Animal Services		2,025,345	13,296	2,038,641	
Expenditures					
503-3901-539-4930	Software maintenance	3,000	2,528	5,528	Update Multi-ops software
503-3902-539-6003	Capital Outlay-Improvements	109,700	10,768	120,468	Update computer hardware
Total Animal Services Fund Expenditures		2,025,345	13,296	2,038,641	

GENERAL GOVERNMENT & PUBLIC SAFETY COMMITTEE
MARCH 21, 2014
8:00 – 8:35 A.M.

COUNCIL PRESENT: Chair, Michael Steadman, Cynthia Pratt, Jeff Gadman

STAFF PRESENT: Scott Spence, Liz Gotelli, Troy Woo, Scott Egger, Carol Litten

Deputy Mayor Pratt recommended adding an amendment to the agenda to discuss changes to the committee meeting date and time.

COUNCILMEMBER STEADMAN MOVED TO APPROVE THE AMENDED AGENDA TO SELECT A DATE AND TIME FOR THE COMMITTEE MEETING. COUNCILMEMBER GADMAN SECONDED. MOTION CARRIED.

THURSTON WASTE LESS CAMPAIGN

Terri Thomas, Waste Reduction Supervisor for Thurston County Solid Waste, briefed the Committee on the launch of the WasteLessFood Campaign.

She announced the agency received a grant from the Environmental Protection Agency to raise public awareness about the social, environmental and financial impacts of food waste.

The campaign encourages residents to take the WasteLessFood Challenge and to use SMART tools to reduce waste. Local jurisdictions can help promote the campaign by directing staff and residents to the website at www.WasteLessFood.com. In addition, at least one elected official from each jurisdiction is encouraged to participate in the challenge and provide feedback to SWAC. Terri noted that the County Commissioners are taking the challenge and encourage their peers to participate.

The Committee discussed the waste of financial and environmental resources used to produce food, collaborating with groceries and restaurants to reduce food loss, and participating in the WasteLessFood Challenge.

This issue will come before full Council as a presentation on April 24, 2014.

CHANGE IN COMMITTEE MEETING DATE & TIME

The Committee agreed to change their meeting date and time to the 2nd Monday of the month at 5:30 p.m. in Council Chambers. The next regularly scheduled meeting will be April 14, 2014.



LACEY CITY COUNCIL WORKSESSION
April 10, 2014

SUBJECT: **Business and Occupation Tax and Business Licensing Discussion**

RECOMMENDATION: **Upon review and concurrence, advance to City Council meeting for consideration.**

STAFF CONTACT: Scott Spence, City Manager *SS*
Troy Woo, Finance Director *TW*

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS:

1. [Proposed Small Start-Up B&O Tax Credit Ordinance](#)
2. [Proposed Business License Fee Resolution](#)

FISCAL NOTE:

PRIOR REVIEW: Finance and Economic Development Committee on January 27, 2014

BACKGROUND:

A range of options to reduce the City's Business and Occupation ("B&O") Tax have been discussed and researched by the Finance and Economic Development Committee. To enhance the process, staff has met with representatives from the Lacey Chamber of Commerce and Thurston County Economic Development Council to gain a better understanding of the business community's opinions on potential changes. The Finance and Economic Development Committee has concluded that the following changes are the best options to assist the business community and improve the City's efficiency:

1. Partnering with the Washington State Department of Revenue Business Licensing Service
2. Implementation of an annual Lacey business license renewal fee and increase initial business license application fees to outside of Lacey businesses
3. Implementation of a three-year B&O tax exemption for small start-up businesses

Business Licensing Service (“BLS”)

Lacey staff has been exploring a potential business licensing administration partnership with the BLS for a number of years dating back to when the BLS was still administered by the Washington Department of Licensing. The administration of the BLS transferred to the Department of Revenue during 2011. Staff has continued to communicate with representatives from the BLS to verify that Lacey remained a good fit for partnership and to learn of any changes to the service. Staff last met with representatives from BLS on February 4. Lacey remains a good candidate for partnership with the BLS.

58 cities have now partnered with BLS, which is equal to 25% of the cities who require business licenses. This includes Tumwater and Olympia. If Lacey joins the BLS, local businesses who license in each of the three cities will experience some administrative relief. To submit application for a business license in Lacey, businesses would simply have to list Lacey within the State license application or renewal application they are already required to submit. Currently, license applications must be physically delivered to City Hall.

City staff would be relieved of a significant portion of the administrative duties associated with business licensing if it partners with the BLS. The City administrative benefits of the partnership include:

- BLS handles all licensing/registrations and renewals
- Reduced printing and mailing costs
- Increased licensing compliance
- Increased tax discovery
- Retain full regulatory control
- Reduced staff time spent on renewals (average 0.5 full-time employee savings)
- The City will realize its full licensing fees (businesses are charged a BLS \$19 initial application fee and a \$11 renewal fee)

The impacts to businesses are mainly positive. Most businesses are already required to use the BLS for the State licensing requirement, so this will not be a new or additive process. The application and renewal fees are essentially immaterial since nearly all businesses must already file the Master Application anyway. Businesses save time and money by centralizing the licensing requirements of multiple jurisdictions and state agencies with one application, fee, and renewal date.

BLS provides outreach services for key city stakeholders and legislative bodies during the implementation. Outreach includes equipping staff with information needed to build support. Once the interlocal agreement is signed, databases are merged, and implementation tasks are assigned, the implementation timeline is established. A typical implementation takes three to six months. The BLS already has cities scheduled for implementation during 2014. Implementation could begin early 2015. The BLS tentatively scheduled Lacey for a first half 2015 implementation pending formal approval by the City

Council. This delayed schedule works well because City staff will need to work through some internal processing issues prior to being implementation with the BLS.

Another business license and tax simplification option is FileLocal, which is a multicity tax portal partnership (Bellevue, Everett, Seattle, and Tacoma). FileLocal is expected to launch their online business licensing and B&O tax processing service in the fall of 2014. Businesses in the participating cities will be able to submit business licenses applications, renewal business licenses, file B&O tax returns and pay B&O taxes online. FileLocal will coordinate information with the State, but will be a separate system. Other B&O tax cities are expected to have an opportunity to join FileLocal, but not initially. The governance of the partnership, acceptance of other cities, and the costs of a potential partnership are not known at this time. The latest information indicates a partnership with BLS does not preclude the City from joining FileLocal for tax processing.

Lacey Business License Fees

The City of Lacey currently charges a one-time \$25 business license fee for businesses located inside the City and a one-time \$10 fee for businesses located outside of the City. Annual renewals are automatically approved and processed if the business is current with their B&O taxes. The current fee structure recognizes that the applications for businesses within the city limits typically require more staff time to process and approve. The business license applications from those located inside of the city limits require the Police, Planning/Zoning, Building, and Fire Inspection Departments to approve the applications. The applications for businesses located outside of the city limits only require Police Department approval. The current fee structure acknowledges the extra level of approval by charging an additional \$15 for application processing required for businesses located within the City limits.

To offset the potential B&O tax collection decrease associated with economic development efforts, it has been suggested that changes to the business license fee structure be implemented. During 2012 1,837 businesses paid B&O taxes. 952 of these businesses were located inside the city limits and 885 were located outside of the city limits. The following table includes seven different business license renewal fee structures and the impacts of the fee structure changes.

<u>Business License Fee Structure</u>	<u>Inside - City</u>	<u>Outside - City</u>	<u>Total Fee Increase</u>
Initial \$25 Inside/\$10 Outside, Renewal Inside \$25/Outside \$10	\$ 23,800	\$ 8,850	\$ 32,650
Initial \$25 Inside/\$10 Outside, Renewal Inside \$15/Outside \$5	14,280	4,425	18,705
Initial \$30 Inside/\$12 Outside, Renewal Inside \$30/Outside \$12	33,320	12,390	45,710
Initial \$25 Inside/\$25 Outside, Renewal Inside \$25/Outside \$25	23,800	35,400	59,200
Initial \$25 Inside/\$25 Outside, Renewal Inside \$20/Outside \$20	19,040	30,975	50,015
Initial \$25 Inside/\$25 Outside, Renewal Inside \$15/Outside \$15	14,280	26,550	40,830
Initial \$25 Inside/\$25 Outside, Renewal Inside \$10/Outside \$10	9,520	22,125	31,645

The last fee structure listed in the table above seems to best recoup the revenue reduction from the proposed small start-up business B&O tax exemption, reflects the actual costs to

administer annual business license renewals, and incorporates the suggestions received from the business community. An increase of \$31,645 from business license fees would offset the B&O tax reduction for 100 small start-up business B&O tax exemptions. Given the recent budget challenges, it is important to find revenue neutral solutions. The fee structure would increase the outside to be equal to the inside city limit business license fees. The fee structure include renewal fees that are lower than the initial fee, which recognizes there is less staff time involved for renewals and recognizes business longevity.

If the City of Lacey implements a \$25 initial business license application fee and a \$10 annual renewal fee, it will still assess the lowest business license fees in the area. This is illustrated in the following table:

<u>City</u>	<u>Fee</u>	<u>Frequency</u>	<u>Renewal</u>
Lacey (current)	\$ 25.00	one-time	\$ -
Lacey (proposed)	\$ 25.00	annual	\$ 10.00
Centralia	\$ 50.00	annual	\$ 50.00
Chehalis	\$ 35.00	annual	\$ 15.00
Lakewood	\$ 60.00	annual	\$ 60.00
Olympia	\$ 80.00	annual	\$ 30.00
Tacoma	\$ 80.00	annual	\$ 80.00
Tumwater	\$ 50.00	annual	\$ 20.00
Yelm	\$ 35.00	annual	\$ 25.00

Resolution No. 536, which was adopted on December 3, 1982, sets the current license fee at \$25.00. Staff proposes maintaining the \$25.00 fee, but apply it equally to both inside and outside business license applications. A \$10.00 annual renewal fee is proposed to better reflect the cost to provide the service.

Small Start-Up Business B&O Tax Exemption

The Finance and Economic Development Committee B&O tax discussions have focused on assisting small businesses. The City Manager suggested implementing a B&O tax exemption for small businesses that are just starting up. It has been suggested that a small business would be defined as having business activity of less than \$500,000 annually and be located within the City limits. The exemption would be in effect for the first three consecutive years of operation as long as the business activity remains below \$500,000. The following table illustrates the number of existing businesses that met the proposed criteria during 2012.

<u>Business Activity Level</u>	<u>Number of Taxpayers</u>	<u>Total Tax Paid</u>	<u>Average Tax Paid</u>
Less than \$250,000	524	\$ 108,856.01	\$ 207.74
Less than \$500,000	648	\$ 198,880.81	\$ 306.91

These numbers include currently established small businesses, so the small start-up business impact is expected to be much less significant. It is worth noting that the majority of all inside Lacey B&O taxpayers have business activity levels of less than \$500,000 annually. If similar to the existing tax base, the average start-up business with less than \$500,000 of annual activity would save \$306.91 per year with this proposed exemption.

At its January 27, 2014, meeting, the Finance and Economic Development Committee recommended that all three options be forwarded to the full City Council for consideration. The recommendation includes future partnership with the Department of Revenue BLS, business license application fee of \$25.00 for both inside and outside city businesses, business license renewal fee of \$10.00 for both inside and outside city businesses, and implementation of a three-year small startup business (less than \$500,000 annual business activity) B&O tax credit.

The timing of a partnership with the BLS will be subject to their current implementation commitments. The typical partnership implementation includes adoption of an interlocal agreement, merging of State and local business license databases, and development and assignment of implementation tasks. Typical implementations take between three and six months following the signing of the interlocal agreement. The interlocal agreement will be provided by the BLS. Representatives from BLS have offered to make a presentation to the full Council at a future Council Worksession.

Staff recommends immediate City Council adoption of the proposed changes with January 1, 2015, effective dates for the proposed fee changes and small start-up business credit. This will provide clear City Council direction and allow for adequate time to perform the City's system changes and planning necessary for the implementation of the BLS partnership.

The action requested is advancement of each of the recommendations to future City Council meetings for adoption.

ADVANTAGES:

1. Providing a small startup business B&O tax exemption would provide new small business with some tax relief, provide economic stimulus, and would further promote Lacey's business friendly environment.
2. For most businesses operating in Lacey, a partnership with the State's BLS will provide business license application and renewal administrative relief.
3. Implementation of a business license renewal would allow the City to recover its costs associated with administering the renewals and could replace General Fund revenues lost from the proposed small startup business B&O tax exemption.

DISADVANTAGES:

1. Equity within tax structures is important. Implementation of a small startup business B&O tax exemption could be viewed as a reduction in tax equity.
2. Although tax and fee increases are proposed only after careful consideration, the impact to the business and citizens are not easily absorbed during the current economic conditions.

ORDINANCE NO. _____

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO BUSINESS AND OCCUPATION TAXES, AMENDING SECTION 3.02.100 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City Council has previously adopted the City Business and Occupation (B&O) Tax Model Ordinance as required by state law which provisions are contained within Chapters 3.02 and 3.02A of the Lacey Municipal Code and previously amended said provisions, and

WHEREAS, the City Council recognizes the local economic recovery from the most recent recession is slow and small business is a key component of the economy, and

WHEREAS, the City has adopted a business friendly approach to service delivery and the City Council adopted eight visions for the City including “A Vibrant, Diverse Economy”,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 3.02.100 of the Lacey Municipal Code is hereby amended to read as follows:

- A. Public Utilities. This chapter shall not apply to any person in respect to a business activity with respect to which tax liability is specifically imposed under the provisions of Chapter 3.01 LMC.
- B. Investments--Dividends from Subsidiary Corporations. This chapter shall not apply to amounts derived by persons, other than those engaging in banking, loan, security, or other financial businesses, from investments or the use of money as such, and also amounts derived as dividends by a parent from its subsidiary corporations.
- C. Insurance Business. This chapter shall not apply to amounts received by any person who is an insurer or their appointed insurance producer upon which a tax based on gross premiums is paid to the state pursuant to RCW 48.14.020; and provided further, that the provisions of this subsection shall not exempt any bonding company from tax with respect to gross income derived from the completion of any contract as to which it is a surety, or as to any liability as successor to the liability of the defaulting contractor.

D. Employees.

1. This chapter shall not apply to any person in respect to the person's employment in the capacity as an employee or servant as distinguished from that of an independent contractor. For the purposes of this subsection, the definition of employee shall include those persons that are defined as such in the Internal Revenue Code, as hereafter amended.

2. A booth renter, as defined by RCW 18.16.020, is an independent contractor for purposes of this chapter.

E. Amounts Derived from Sale of Real Estate. This chapter shall not apply to gross proceeds derived from the sale of real estate. This, however, shall not be construed to allow an exemption of amounts received as commissions from the sale of real estate, nor as fees, handling charges, discounts, interest or similar financial charges resulting from, or relating to, real estate transactions. This chapter shall also not apply to amounts received for the rental of real estate if the rental income is derived from a contract to rent for a continuous period of thirty days or longer.

F. Mortgage Brokers' Third-Party Provider Services Trust Accounts. This chapter shall not apply to amounts received from trust accounts to mortgage brokers for the payment of third-party costs if the accounts are operated in a manner consistent with RCW 19.146.050 and any rules adopted by the director of financial institutions.

G. Amounts Derived from Manufacturing, Selling or Distributing Motor Vehicle Fuel. This chapter shall not apply to the manufacturing, selling, or distributing of motor vehicle fuel, as the term "motor vehicle fuel" is defined in RCW 82.36.010 and exempt under RCW 82.36.440; provided, that any fuel not subjected to the state fuel excise tax, or any other applicable deduction or exemption, will be taxable under this chapter.

H. Amounts Derived from Liquor, and the Sale or Distribution of Liquor. This chapter shall not apply to liquor as defined in RCW 66.04.010 and exempt in RCW 66.08.120.

I. Casual and Isolated Sales. This chapter shall not apply to the gross proceeds derived from casual or isolated sales, unless said sale would rise to the minimum amount of gross income pursuant to LMC 3.02.050.

J. Accommodation Sales. This chapter shall not apply to sales for resale by persons regularly engaged in the business of making retail sales of the type of property so sold to other persons similarly engaged in the business of selling such property, where:

1. The amount paid by the buyer does not exceed the amount paid by the seller to the vendor in the acquisition of the article; and
2. The sale is made as an accommodation to the buyer to enable the buyer to fill a bona fide existing order of a customer or is made within fourteen days to reimburse in kind a previous accommodation sale by the buyer to the seller.

K. Taxes Collected as Trust Funds. This chapter shall not apply to amounts collected by the taxpayer from third parties to satisfy third party obligations to pay taxes such as the retail sales tax, use tax, and admission tax.

L. ~~Nonprofit Corporations or Nonprofit Organizations. This chapter shall not apply to nonprofit organizations exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as hereafter amended, except with respect to retail sales of such persons. Insurance Business. This chapter shall not apply to any person in respect to insurance business upon which a tax based on gross premiums is paid to the state; provided, that the provisions of this section shall not exempt any person engaging in the business of representing any insurance company, whether as general or local agent, or acting as broker for such companies; provided further, that the provisions of this section shall not exempt any bonding company from tax with respect to gross income derived from the completion of any contract as to which it is a surety, or as to any liability as successor to the liability of the defaulting contractor.~~

M. ~~Nonprofit Corporations or Nonprofit Organizations. This chapter shall not apply to nonprofit organizations exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as hereafter amended, except with respect to retail sales of such persons. Small Business Startup. This chapter shall not apply to any person whose gross proceeds of sales, gross income of the business, and value of products, including by-products, as the case may be, from all activities conducted within the city is equal to or less than \$500,000 annually and the person has conducted business within the city for a period of less than three years and has not previously conducted business within the city.~~

Section 2. This ordinance shall take effect on January 1, 2015.

Section 3. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,
WASHINGTON, at a regularly-called meeting thereof, held this ____ day of
_____, 2014.

CITY COUNCIL

By: _____
Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

RESOLUTION NO. XXXX

CITY OF LACEY

A RESOLUTION OF THE CITY OF LACEY, WASHINGTON,
ESTABLISHING BUSINESS LICENSE FEES OF THE CITY.

WHEREAS, the City of Lacey is committed to policies that best serve the business community to support a vibrant and diverse economy, and

WHEREAS, Lacey Municipal Code (LMC) Chapter 5.12.010 (B) states new business license applications will be accompanied by a fee established by resolution of the City Council, and

WHEREAS, the City Council adopted Resolution No. 536 on December 3, 1982 which established a \$25.00 fee for new business license applications, and

WHEREAS, LMC Chapter 5.12.020 states upon expiration, business licenses will be renewed by the Finance Department upon receipt of a renewal fee in the sum set by resolution of the City Council and that until such fee is established by resolution such fee shall be in the amount of \$25.00, and

WHEREAS, it is advantageous to adopt the business license fees changes in advance of implementation to allow adequate time for City system changes, proper planning for future partnership with the Business Licensing Service of Washington State, and advance notice to the business community,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, that the new business license application fee shall continue to be \$25.00 and the business license renewal fee shall be \$10.00 effective January 1, 2015.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,
this 24th day of April, 2014.

CITY COUNCIL

Mayor

Attest:

Approved as to form:

City Clerk

City Attorney