

KAN Meeting Minutes

10/14/15

Peter Kirk room, City Hall

7:00-9:15 pm

NOTE: Action items are highlighted in yellow.

Neighborhood Reps Attending:

Central Houghton – Lisa McConnell (Chair) (KAN Co-Chair)
Evergreen Hill – Johanna Palmer
Finn Hill Neighborhood Alliance – Kurt Brunnenkant
Highlands – Debbie Ohman; Karen Story (Chair) (KAN Secretary)
Juanita Neighborhoods – Doug Rough
Market – Mark Nelson, Doug Sollitt
Moss Bay – Bea Nahon (KAN Co-Chair)
Norkirk – Janet Pruitt
North Rose Hill – Margaret Carnegie (Chair)
South Rose Hill/Bridle Trails – Glen Buhlmann

City Staff Attending:

Kari Page, Neighborhood Services Outreach Coordinator
Tracey Dunlap, Deputy City Manager

Elected officials present:

Mayor Amy Walen
Deputy Mayor Penny Sweet
Councilmember Dave Asher

Co-Chair Lisa McConnell convened the meeting at 7 pm.

After introductions we unanimously ratified the September meeting minutes. Johanna requested that if a neighborhood does not send a rep, rather than saying “None” on the attendance list, we simply don’t list that neighborhood. Everyone seemed to be OK with this suggestion.

Kirkland Urban (Parkplace) update and Q&A – Bill Leedom, Director, investments for Talon Private Capital

- Parkplace has been renamed “Kirkland Urban
- The website is <http://www.kirklandurban.com/>
- Bill gave an overview of phase 1 and showed renderings. The latter did not reflect changes requested by the Design Review Board. The website will be updated with new drawings soon.
- The ratio of office to residential square footage is required to be 4:1.
- The movie theater will close by the end of the year. The finished development is planned to have a theater.
- Phase 1 tenants have been notified to vacate by November 30 (some may stay until the end of the year). Some will relocate elsewhere in Kirkland. Some will return to Parkplace. No leases have been signed yet.

- Demolition for phase 1 is planned to start in early December; excavation in June.
- Initial occupancy will be Q3 2017.
- Talon will provide a shuttle and offsite parking as needed to support tenants during construction.
- Talon is going for LEED Gold construction, and will salvage everything they can during demolition.
- Bill did not know what will happen to the existing fountain sculpture.
- Bill responded to questions from KAN representatives regarding existing tenants and also re parking capacity in the future development.

Junior Taxing Districts, Levies, and Bonds – Tracey Dunlap, Deputy City Manager

- Tracey explained how Washington State property taxing works; it is unique in the nation. Basically a total tax amount is determined, and this is divided among all property owners, based on assessed value. Thus, if your assessed value goes up less than the average, your taxes will actually go down.
- Kirkland homeowners pay on average just under \$10 per \$1000 of assessed value; 15% of this goes to Kirkland.
- A Metropolitan Park District is a separately taxing authority. It's a type of "Junior taxing district." Other examples are library, fire, and hospital districts.
- An MPD requires a simple majority to create.
- An MPD can tax a maximum of 75 cents per \$1000 of assessed value.
- Kirkland proposes to tax 25 cents per \$1000 for Proposition 1 (the ARC).
- Tracey's presentation is appended to these minutes. She says we are welcome to contact her with any questions.

Yes on Prop 1 – Rick Colella

- <http://buildthearc.org/>
- Rick is a Kirkland resident who is campaigning in support of Proposition 1
- Kirkland has doubled in size but its recreation resources have not increased
- Kirkland's limited indoor recreation space can't meet current demand
- Juanita High School's pool and field house (gym space) are scheduled to close in 2017
- Council looked at all funding options and decided that an MPD was the best option
- The Christ Church 12-acre site is for sale, but Kirkland can't buy it unless it has the money
- A Citizen's Advisory committee would work with the Council to govern the MPD

No on Prop 1 – Ken McKenzie

- <http://www.no-kard.org/>
- Ken is a Kirkland resident who is campaigning against Proposition 1
- The ARC is a good idea
- The MPD is a bad idea because:
 - It gives Council a "blank check" to increase taxes up to 75 cents per \$1000 (for example, if there are cost overruns on the ARC project)
 - It gives Council the power to levy taxes for other parks projects without voter approval
 - It can't be dissolved by voters; it is forever
 - It creates another taxing district
 - Who knows what future Councils could decide to do with this taxing power?
 - The MPD would be governed by Council. This is a conflict of interest, because Council also governs the city.

Q&A on Prop 1

- Doug S. asked Tracey to clarify the math. It's complicated, but she'd be happy to explain it in more detail to anyone who asks.
- Glen: What percentage of the value of all Kirkland assessments are Parkplace and Totem Lake, and how much will revenues increase when they are redeveloped? Tracey: It's more complicated than that because there are operational costs associated with serving those developments (roads, fire, etc.) and those costs go up when the properties are developed. Also, the city will lose tax revenue during construction. The "new construction" tax increase is a one-time thing.
- Mark N: Is it correct to say that an MPD is a way to get around the constitutional limit of only increasing taxes a maximum of 1% per year? Tracey: An MPD is a different funding mechanism.
- Bea: Were councilmanic bonds an option that was considered? Tracey: No, because the city couldn't afford to pay \$4.5 million a year to service the bond.

Public Comments

- None.

Joint Meeting with Planning Commission

- The KAN joint meeting with the Planning Commission is Thursday, October 22 from 7-8 pm in the Council chambers
- Bea and Lisa will attend as KAN reps and asked for another volunteer; Debbie Ohman (Highlands) volunteered. Glen Buhlmann noted that South Rose Hill/Bridle Trails would also have one of its reps at the table.
- Everyone else is encouraged to attend as audience
- Goals of meeting:
 - Learn more about what the Planning Commission does, what is its charge and how is that determined
 - Introduce KAN and exactly what we do
 - Discuss neighborhood plans and how to ensure they are updated more often
- Please send the following to Lisa before October 22:
 - Neighborhood plan template ideas:
 - What is already covered in our current plans?
 - What is missing from our current plans?
 - Are there any template areas we disagree with in our current plans?
 - What do you want the Planning Commission to know about KAN?
- Johanna commented that not all neighborhood plans get the same amount of time devoted to them. She felt her neighborhood's plan (Evergreen Hill) was updated too quickly.
- Kari replied that most neighborhood plans got only an interim update, whereas Finn Hill's plan is brand new, and that's why they're getting more time.
- Mark N would like KAN to ask the Planning Commission to ask Council for more time for neighborhood plans.
- Dave Asher believes that neighborhoods need more time to learn "plannerese" during the planning process.
- Doug R talked to Juanita business owners during that neighborhood's plan update process and believes that businesses would respond well to incentives to make the kinds of changes that neighborhoods may request.

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- Kurt: A template should be created while a plan is being created, otherwise the template risks being too theoretical and not practical.
- The Planning Dept. staff helps neighborhoods create and update their plans, not the Planning Commission.
- Lisa wants someone to ask the Finn Hill neighborhood, after their plan is done, what worked well for them, and what got people to the table during their process. She wonders who is keeping track of their planning process, and doesn't want this valuable information to be lost.
- Dave Asher said that a significant piece of each neighborhood plan is "General" (city-wide) and is not in the neighborhood plan itself yet it applies to each neighborhood. He suggested that KAN could review the general planning pieces.
- Mark N: Neighborhoods should be involved in reviewing general items.
- Lisa: If you can't attend the meeting you can watch it online at [http://www.kirklandwa.gov/depart/planning/Boards and Commissions/Planning Commission/PCMeetingArchive.htm](http://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/Planning_Commission/PCMeetingArchive.htm).
- Please send Lisa any feedback after the meeting.

KAN Meetings in November and December - Lisa

- We agreed to meet on November 11, even though it is Veteran's Day.
- We agreed to not meet in December.

Neighborhood Services Report – Kari Page

- City Hall remodeling starts in January; KAN meetings will have to move for a few months. Everyone favors the Justice Center.
- Kurt Triplett (or designated staff) would like to have a conversation with each neighborhood about Sound Transit 3 and bus rapid transit. Please contact Kari to schedule a date.
- Let Kari know if you'd like to attend the Conflict Resolution class (see her recent email for more information).
- Neighborhood Safety Program: most projects are on track for completion by the end of the year. (See table at end of minutes.)
- Month of Concern for the Hungry generated 10,000 pounds of food and \$3000. It was one of the best years.
- Please spread the word about Green Kirkland Day, November 14, to your neighborhoods: [http://www.kirklandwa.gov/depart/parks/About Parks and Community Services/Green Kirkland Partnership/Volunteer Calendar/GKPSDay11142015 s_p11880.htm?EventMode=View](http://www.kirklandwa.gov/depart/parks/About_Parks_and_Community_Services/Green_Kirkland_Partnership/Volunteer_Calendar/GKPSDay11142015_s_p11880.htm?EventMode=View). (The event will also take place at Juanita Bay Park, but help is especially needed at Crestwoods Park.)
- In the works with some leftover grant money:
 - "What neighborhood am I in?" link on city website
 - Interactive "Suggest a Project" website
- King County is planning rail removal on the Eastside Rail Corridor north and south of Kirkland. See <http://www.kingcounty.gov/services/parks-recreation/parks/capital-improvements/ERC.aspx> for plans and public input opportunities.
- The Houghton connection from the Met Market business center, across the Waddell property, to the Cross Kirkland Corridor (CKC) will be done in November.
- The South Kirkland Park and Ride bridge to the CKC will be built in 2016.

- Kari is on a committee to plan for ADA facilities for parks and the CKC. Let her know if there are any people in your neighborhood who have hearing, visual, mobility, or other impairments, and who would like to participate in this process.
- Neighborhood Safety Program
 - If you have any feedback about the program, please send it to Kari.
 - Project ideas are due by December 1.
 - Invite Kari to your meeting so she can help your neighborhood prepare for the application process.
 - She will send out the “Suggest a Project” list for each neighborhood in a couple of days.

Liaison Reports

Planning Commission (Lisa)

- Commission is working on the Finn Hill neighborhood plan and Citizen Amendment Requests for the Comprehensive Plan (no surprises with the latter – all have been on the table for a while).

LWSD Facilities Planning Task Force (Mark Nelson)

- After many meetings, the task force is nearing draft stage on a report to the school board. It will request, among other things, that the Juanita High School field house not be demolished when the high school is rebuilt.

Council Subcommittees

- Bea stated that it would be good to have liaison reps for these committees. To be discussed at a future KAN meeting.

KAN Parking Task Force

- Bea: A report will be presented at the next KAN meeting. So far they have received 681 responses to the parking survey.

Neighborhood Round Table

- Market (Mark N):
 - They are tracking parking changes as a result of recent city decision to allow business parking in the neighborhoods.
- Juanita (Doug R):
 - Their meeting covered 405 Flex Passes, the Juanita bath house, and Totem Lake development.
- Norkirk (Janet):
 - Their meeting covered the ARC and a candidates forum.
 - There have been complaints about Deru Market parking. Deru is moving to a new location downtown, but it's not known if their existing location will close.
- Evergreen Hill (Johanna):
 - They are monitoring the fire station proposals so they don't lose their existing station.
 - A new floodwater detention pond will be built under 132nd Square Park.
- Highlands (Debbie):
 - The 116th stair connection to the CKC (NSP project) is almost done.
- South Rose Hill/Bridle Trails (Glen):
 - They are focused on a controversial development in the neighborhood.
- Finn Hill (Kurt):
 - They will be hosting an open house for their comp plan.

Upcoming Events/Deadlines

- Saturday, October 24th, Viva Volunteers! Volunteer Fair at Peter Kirk Community Center, 10:00 to 2:00 pm.
- Remember to vote! Tuesday, November 3rd

Next meeting is November 11.

Meeting adjourned 9:15.

Neighborhood Safety Program Project Status as of October 14, 2015

Proj #	Description	Anticipated Completion
2014		
14NSP01	Rapid Flashing Beacon on NE 132nd Street at 121st Ave NE and turn lane (east to north bound)	End of year
14NSP02	Rapid Flashing Beacon on Juanita Drive Trail Crossing at NE 137th Street connecting Big Finn Hill Park	Next year
14NSP03	Crosswalk and curb along 84th Ave NE from NE 139th Street to NE 141st Street	Complete
14NSP04	Rapid Flashing Beacon on NE 132nd Street at 105th Ave NE	End of year
14NSP05	Trail Connection at Forbes Creek Drive and the CKC - between 113th Court NE and 115th Court NE	Pending easement
14NSP06	Crosswalk markings along 90th Ave NE at NE 134th Street, NE 137th Street, and NE 139th Street	Crosswalks in, ramps by end of year
14NSP07	Crosswalk markings along NE 145th Street at 84th Ave NE, 88th Ave NE, and 92nd Ave NE	End of year
2015		
15NSP01	Stairs from NE 68 th Street to the CKC	Small Works Roster - Dec/Jan
15NSP02	Sidewalk on north side of Kirkland Avenue at 6 th Street South	Small Works Roster - Dec/Jan
15NSP03	Rapid Flashing Beacon on 84th Avenue NE at NE 138th Street crosswalk	Small Works Roster - Dec/Jan
15NSP04	Stairs and bridge connection from 116 th Avenue NE to the CKC	Nearing completion
15NSP05	Improved connection from NE 60th Street to the CKC	End of year
15NSP06	Rapid Flashing Beacon at crosswalk on 132 nd Avenue NE at NE 97 th Street	End of year
15NSP07	Crosswalk improvements on 112th Avenue at NE 68th Street	End of year
15NSP08	Rapid Flashing Beacon at crosswalk on 132 nd Avenue NE at NE 93 rd Street	End of year
15NSP09	Rapid Flashing Beacon on NE 70 th Place at 130 th Avenue NE	Small Works Roster - Dec/Jan
15NSP10	Radar speed sign on Juanita Drive (in the vicinity of Woodlands Park)	Small Works Roster - Dec/Jan

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15NSP11	Crosswalk improvements on 7 th Avenue S. at 1 st Street, 4 th Street, and 5 th Street	Crosswalks in, pending street lights
15NSP12	Gravel walkway on 100 th Avenue NE/NE 110 th Street from NE 112 th Street to end of sidewalk on NE 110 th Street	On hold
15NSP13	Neighborhood Traffic Control at 13 th Avenue and 4 th Street	On hold
15NSP14	Gravel walkway on 98 th Avenue NE from NE 110 th Street to approximately 180 feet south	On hold

DRAFT



Kirkland Alliance of Neighborhoods

Junior Taxing Districts, Levy or Bonds:
What are the Differences

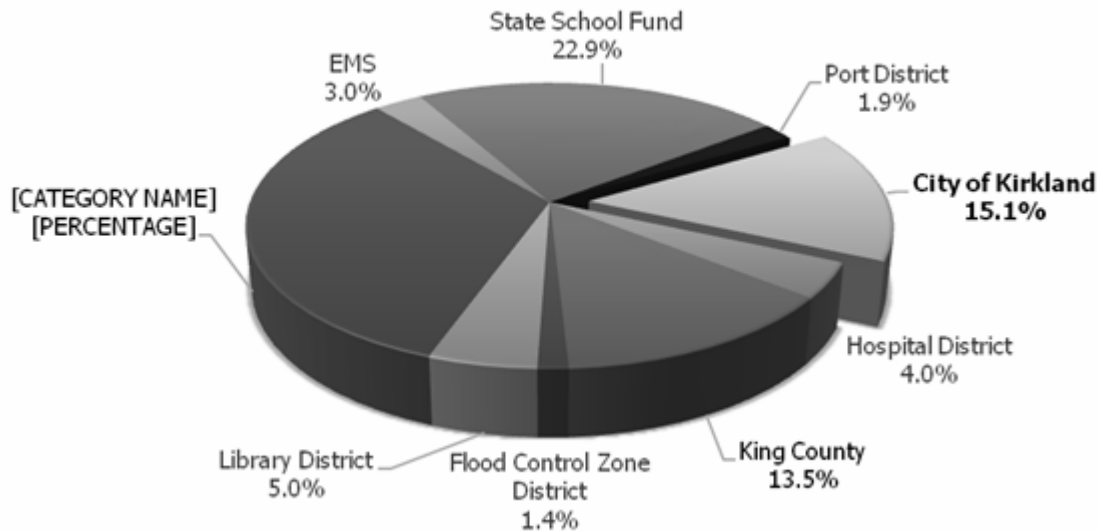


October 14, 2015
Presented by Tracey Dunlap

Overview of Property Taxes

- ▶ Annual tax levied on real and personal property
- ▶ How it works:
 - ▶ County Assessor establishes the assessed value (AV) of real and personal property at fair market value annually
 - ▶ Taxing districts set annual levy to be collected (in dollars)
 - ▶ Rate is result of dividing the levy by $AV/\$1,000$
 - ▶ County collects property taxes and distributes to City and other taxing districts

2015 Property Tax Levy



Total \$9.97/\$1,000 AV

(note that the rate varies depending on where you are located in Kirkland)

Types of City Property Tax Levies

▶ Regular Levy:

- ▶ Ongoing resource for annual operating and maintenance costs (and any other general government costs, including debt service)
- ▶ Annual increase limited to new construction and optional increase (lesser of 1% or the implicit price deflator)
- ▶ Subject to statutory maximum of \$3.10 per \$1,000 AV
- ▶ Voter approval required for increases above annual limit – **Levy Lid Lift**

▶ Excess Levy:

- ▶ Funds voter-approved debt payments for capital projects and expires when debt is repaid
- ▶ Based on annual debt service payments and in place for the life of the bonds



Property Tax Funding Options

- ▶ “Original Flavor” Levy Lid Lift
 - ▶ Can be for any purpose
 - ▶ Can be for any amount of time or permanent
 - ▶ Unless proceeds used for debt service on bonds, which has maximum period of nine years
 - ▶ Initial “lift” occurs in first year, with annual increases in subsequent years limited to 1%
 - ▶ Simple majority vote on any election date
 - ▶ Example: November 2002 Parks Maintenance Levy and November 2012 Parks Levy

Property Tax Funding Options

▶ Multiyear Levy Lid Lift

- ▶ Purpose must be stated in ballot measure title
 - ▶ If used for debt service on bonds, maximum period of nine years applies
- ▶ New funds raised cannot supplant existing funds
- ▶ Lid can increase each year for up to six years
 - ▶ After first year, lift can increase by a percentage specified for each year
 - ▶ If final year is designated as the base amount after six years on ballot , increase is limited to 1% thereafter
- ▶ Simple majority vote at primary or general election



Property Tax Funding Options

▶ Excess Levy

- ▶ For capital purposes only
- ▶ Term is determined by the life of the proposed bonds
- ▶ Requires a supermajority (60% approval)
 - ▶ Plus minimum 40% turnout based on last general election (validation)
- ▶ Election can occur on any election date
- ▶ Example: 2003 Park Bond (ends in 2022)

Property Tax Funding Options

- ▶ **Metropolitan Parks District (MPD)**
 - ▶ Separate taxing authority formed by:
 - ▶ Simple majority vote or
 - ▶ Petition signed by 15% of registered voters in proposed area
 - ▶ Governing body can be:
 - ▶ Five elected commissioners or
 - ▶ Governing body if contained within city
 - ▶ Maximum tax rate is \$0.75 per \$1,000 AV
 - ▶ Subject to 1% levy increase limit set based on maximum levy
 - ▶ Junior taxing district, which can be limited to less than maximum if statutory limits are reached by senior districts
 - ▶ Can issue non-voted or voted debt (subject to supermajority) within set limits

Junior Taxing Districts

	\$5.90 Reduction Order	1% Reduction Order
1% Constitutional		
Metropolitan Parks District (MPD) after \$5.90 proration, if any (\$0.25)		1st
Flood Control Zone (FCZ) after \$5.90 proration, if any (\$0.25)		2nd
County Transit (\$0.075)		3rd
Fire District after \$5.90 proration, if any (\$0.25)		4th
Criminal Justice (\$0.50)		5th
County Ferry District (\$0.075 King County/\$0.75 all others)		6th
MPD after \$5.90 proration, if any (next \$0.25)		7th
Conservation Futures (\$0.0625)		
Affordable Housing (\$0.50)		8th
EMS (\$0.20)		
EMS (next \$0.30)		9th
\$5.90 Aggregate Limit Proration Order		
Parks & Recreation District/Service Area (\$0.60 for 1%*)		
Cultural Arts Stadium & Convention District (\$0.25 for 1%*)	1st	10th
City Transportation Authority (\$1.50 for 1%*)		
Flood Control Zone (\$0.50 for 1%*)	2nd	11th
Hospital (\$0.25)		
MPD (\$0.25 unless protected by vote)	3rd	12th
Cemetery (\$0.1125 for 1%*)		
MPD (created on/after 1/1/02) (\$0.50)	4th	13th
Fire District (\$0.50 unless \$0.25 protected by vote for \$5.90/\$0.50 for 1%*)	5th	14th
Fire Protection Service Authority (FPSA) (\$0.50)		
Fire District/FSPA (next \$0.50)		
Library (\$0.50)	6th	15th
Hospital (next \$0.50)		
MPD (created before 1/1/02) (\$0.50)		
County Current Expense (\$1.80 for 1%*)		
County Road (\$2.25 for 1%*)	7th	16th
City/Town (\$3.375 for 1%*)		
1% Constitutional		
State Levy		17th

Summary of Options

Tool	Vote Required	Could be used for:		Comments
		O&M	Capital	
"Original Flavor" Levy Lid Lift	50% + 1	X	X (max 9 yr debt)	After year 1, increases limited to 1%
Multi Year Levy Lid Lift	50% + 1	X	X (max 9 yr debt)	Subject to non-supplanting Can increase by more than 1% for up to 6 years
Excess Levy	60% with validation		X	Voted bonds can only be used for capital
MPD	50% + 1 or Petition to form	X	X*	*voted bonds subject to 60% w/validation Overlapping junior taxing district

