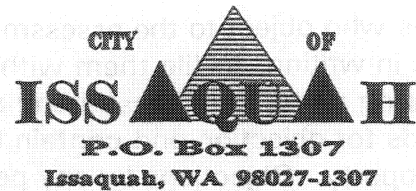


# CITY COUNCIL AGENDA BILL



**UPDATE**

<b>SUBJECT:</b> LID #21: FINAL ASSESSMENT ROLL CONFIRMATION ORDINANCE  <b>EXHIBITS:</b> A. Staff Report (previously distributed) B. Special Benefit Study (Exec. Summ.) (previously distributed) C. Final Assessment Roll (REVISED) D. Confirmation Ordinance E1-E3. Staff Reports for LID Protests (previously distributed) F. Issaquah Associates Letter G. Comparison to Staff Report H. Updated Financial Reports Assessment Summaries	For Agenda of <del>7-17-95</del> <del>8-21-95</del>	Bill No. 3841			
	<b>C L E A R A N C E S</b>				
	Originator: PW Director C.U.C. Chair City Clerk City Attorney City Administrator Mayor	Initials <i>[Handwritten initials]</i> <i>[Handwritten initials]</i> <i>[Handwritten initials]</i> <i>[Handwritten initials]</i> <i>[Handwritten initials]</i> <i>[Handwritten initials]</i> <i>[Handwritten initials]</i>	Update Initials       	Impacted Depts. (✓)   Human Resources SEPA Coordinator Finance Director	Initials       
<b>Expenditure Required:</b>	N/A		<b>Amount Budgeted:</b> N/A		

## SUMMARY STATEMENT:

L.I.D. #21 was formed in accordance with Ordinance No. 1980, passed by the Issaquah City Council on May 3, 1993 and filed with the City Clerk. The final assessment roll for Local Improvement District (LID) No. 21 for the improvements under the Newport/Way Maple Street Road Improvement Project has been filed with the City Clerk. Included in the project are construction or reconstruction of NW Newport Way, NW Maple Street, and 12th Avenue NW. Included are earthwork, grading and base preparation, curbs and gutters, pavement, water main installation, sidewalks, storm drainage, street lights, landscaping, traffic signals and all other work necessary to complete the improvements in accordance with City standards.

A Notice of Public Hearing for the final assessment roll was published in the Issaquah Press on June 21, 1995 and June 28, 1995. On June 22, 1995 Notices of Public Hearing for the final assessment roll were mailed to each owner or reputed owner of each lot, block or tract and parcel of land included on the assessment roll at the address shown on the tax rolls of the King County Treasurer. Each notice set forth the nature of the proposed improvement, the cost thereof and the benefit to the particular lot, tract or parcel of the owner.

The Council will sit as a Board of Equalization for the purpose of considering the roll, will consider the objections made and will correct, revise, raise, lower, change or modify the roll or any part thereof, or set aside the roll and order the assessments to be made de novo. At the conclusion of the hearing, the Council will confirm the final assessment roll by ordinance. Appeals from the decision of the City Council are to the King County Superior Court.

All persons who object to the assessments shown on the final assessment roll are to make their objections in writing, to file them with the City Clerk prior to the public hearing, and to appear at the hearing and present testimony and other evidence. Written protests must clearly state the grounds for objection and contain lot, block and addition or other identifying description of subject property. Objections by any person who fails to file an objection in writing and present such objection will be conclusively presumed waived and the City Council will not consider such objections.

Included in the Staff Report are four spreadsheets relating to financial aspects of the Project. Also included are methods of computation for the general and special assessments and summaries thereof. Other exhibits include an executive summary of the Special Benefit Study, the Final Assessment Roll and the Confirmation Ordinance.

The Administration recommends passage of the Final Assessment Roll Confirmation Ordinance for Local Improvement District #21 for the Newport Way/Maple Street Road Improvement Project.

**UPDATE**

The Utilities Committee met in a continued hearing at 6:30 p.m. on August 15, 1995. Staff presented research and recommendations on each of the three protests received at the July 17, 1995 hearing. This information was mailed or delivered in person, on August 10, 1995, to each of the property owners protesting the LID. The Utilities Committee then heard testimony from Larry Schick, representing himself (Parcel #7), and Victor Loehrer, representing Issaquah Associates (Parcel #41) in regard to these protests.

Mr. Schick expressed agreement with the conclusions of the staff report on his property. Mr. Loehrer submitted a letter (Exhibit F) and extensive documentation in response to the staff report. While agreeing with the staff report in several key areas (see Exhibit G), Mr. Loehrer's analysis recommends a credit of \$32,400 against the LID general assessment, compared to \$17,800 in the staff report.

Staff then presented updated financial reports showing total costs and costs to be assumed by L.I.D. #21 participants. These are summarized as follows:

Costs by Project Component		Revenues by Project Component	
Newport/Maple Street	\$6,287,805	L.I.D. #21 - Newport/Maple	\$2,398,943
		T.I.A. - Grant	\$3,804,610
		Utility Co. Reimburse.	\$13,247
		Other Revenue	\$71,004
12th Avenue NW	\$515,005	L.I.D. #21 - 12th Avenue	\$515,005
Rowley Water Main	\$110,366	L.I.D. #21 - Rowley	\$110,366
Trammell Crow Water Main	\$80,483	L.I.D. #21 - Trammel	\$80,483
<b>Total Costs</b>	<b>\$6,993,659</b>	<b>Total Revenues</b>	<b>\$6,993,658</b>



The Utilities Committee recommends adoption of the Confirmation Ordinance based on a revised Final Assessment Roll (dated August 16, 1995), which incorporates changes in the assigned special benefit to certain parcels as shown below under "Recommended Action" and a total general assessment amount of \$2,400,000.

**RECOMMENDED ACTION:**

Administration/Interim Public Works Director

Continue the public hearing regarding the Final Assessment Roll for Local Improvement District #21 to \_\_\_\_\_, 1995 before the Council Utilities Committee. The Utilities Committee will present its findings and recommendation for passage of the Confirmation Ordinance on August 21, 1995.

Council Utilities Committee - Wayne Hopman, Chairman

Establish the special benefit attributable to the Newport/Maple Street project for L.I.D. #21 - Parcel #7, owned by Larry Schick, at \$6,000 and calculate the assessment proportionately in relation to the final estimate of costs to be borne by L.I.D. #21 owners.

Establish the special benefit attributable to the Newport/Maple Street project for L.I.D. #21 - Parcel #77, owned by Jack McIntosh, at \$13,041 and calculate the assessment proportionately in relation to the final estimate of costs to be borne by L.I.D. #21 owners.

Establish the special benefit attributable to the Newport/Maple Street project for L.I.D. #21 - Parcel #41, owned by Issaquah Associates, at \$153,633 and calculate the assessment proportionately in relation to the final estimate of costs to be borne by L.I.D. #21 owners.

Adopt Ordinance # \_\_\_\_\_, confirming the Final Assessment Roll (dated August 16, 1995) for Local Improvement District #21, which incorporates changes in the assigned special benefit to certain parcels as noted in Agenda Bill #3841, with a total general assessment amount of \$2,400,000 and special assessments for 12th Avenue NW and water main extensions as noted in Agenda Bill #3841.

City of Issaquah

FINAL ASSESSMENT ROLL - L.I.D. #21  
8/16/95

L.I.D. Parcel No.	Ownership	Tax Lot No.	General Assessment	Water Main Assessment	12th Ave. NW Assessment	Total Assessment
✓ 16	Armstrong, Thomas & Susan 19026 S.E. 60th St. Issaquah WA 98027	884390-0512	\$1,272.73			\$1,272.73
✓ 47	Lewis Bergsma P.O. Box 367 Hobart WA 98025	745090-0080	\$2,977.16			\$2,977.16
36	Robin Berry	2824069310	\$636,397.27	\$80,483.00		\$716,880.27
✓ 37	CWO Tcep II Joint Venture	2824069364	\$281,581.12			\$281,581.12
✓ 39	P.O. Box 80326	2924069362	\$160,007.89		\$99,070.00	\$259,077.89
✓ 40	Seattle WA 98108	2924069363	\$99,943.75		\$59,531.00	\$159,474.75
24	Brian Briscoe	2824069250	\$0.00			\$0.00
26	KIN Issaquah	2824069251	\$2,862.65			\$2,862.65
28	P.O. Box 142	2824069283	\$10,675.30			\$10,675.30
✓ 29	Sun Valley, ID 83353	2824069284	\$10,935.69			\$10,935.69
30		2824069248	\$0.00			\$0.00
31		2824069243	\$6,135.62			\$6,135.62
34		2824069258	\$9,238.85			\$9,238.85
75	Patricia Burke P.O. Box 597 Medina, WA 98039	292406-9085	\$31,160.91			\$31,160.91
18	Carey, Christopher A. P.O. Box 1006 Issaquah WA 98027	884390-0515	\$1,989.07			\$1,989.07

384-C1  
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3841-02

City of Issaquah

FINAL ASSESSMENT ROLL - L.I.D. #21  
8/16/95

L.I.D. Parcel No.	Ownership	Tax Lot No.	General Assessment	Water Main Assessment	12th Ave. NW Assessment	Total Assessment
✓ 71	Cascade Business Park 2000 124th Ave. N.E. B-100 Bellevue WA 98005	292406-9145	\$93,899.02		\$131,241.00	\$225,140.02
✓ 12	Catteral, Robert & Lois	884390-0531	\$2,545.61			\$2,545.61
✓ 13	4628 238th Way S.E. Issaquah WA 98027	884390-0530	\$6,363.67			\$6,363.67
11	City of Issaquah	884390-0532	\$3,818.06			\$3,818.06
14	P.O. Box 1307	884390-0520	\$3,676.84			\$3,676.84
✓ 74	Issaquah WA 98027	745090-0420	\$8,230.12			\$8,230.12
✓ 79		292406-9069	\$42,484.61			\$42,484.61
80		292406-9057	\$50,311.10			\$50,311.10
81		292406-9056	\$116,032.80			\$116,032.80
21	Clay, James L. 970 5th Ave. N.W. Issaquah WA 98027	884390-0560	\$2,538.10			\$2,538.10
✓ 25	Conley, William J & Kathleen P.O. Box 606 Issaquah WA 98027	282406-9246	\$3,626.02			\$3,626.02
58	Michael Deitch 4126 187th Ave. S.E. Issaquah WA 98027	745090-0130	\$4,661.11			\$4,661.11

no

D6-5

City of Issaquah

FINAL ASSESSMENT ROLL - L.I.D. #21  
8/16/95

L.I.D. Parcel No.	Ownership	Tax Lot No.	General Assessment	Water Main Assessment	12th Ave. NW Assessment	Total Assessment
✓ 49	Donald K. and Jane C. Dennis 6715 153rd Pl. S.E. Bellevue WA 98006	745090-0110	\$1,887.92			\$1,887.92
✓ 46	Clyde Denton	745090-0040	\$4,274.70			\$4,274.70
✓ 53	P.O. Box 140 Issaquah WA 98027	745090-0190	\$3,606.94			\$3,606.94
✓ 17	Deschenes, Terry E & Rita	884390-0510	\$1,590.92			\$1,590.92
✓ 20	975 5th Ave. N.W. Issaquah WA 98027	884390-0511	\$3,054.64			\$3,054.64
✓ 3	Fibres International	884430-0085	\$14,246.70			\$14,246.70
✓ 4	P.O. Box 1691	884430-0061	\$4,535.20			\$4,535.20
✓ 5	Bellevue WA 98009	884430-0060	\$32,765.55			\$32,765.55
✓ 23	Folkman, Robert P.O. Box 108 Issaquah WA 9027	282406-9253	\$3,411.33			\$3,411.33
✓ 35	Heritage Square Associates P.O. Box 1438 Mercer Island WA 98040	282406-9008	\$18,818.97			\$18,818.97
✓ 41	Issaquah Associates 1200 112 Ave. N.E., C185 Bellevue WA 98004	282406-9311	\$73,299.81		\$9,502.00	\$82,801.81

3841-03

3841-04

City of Issaquah

FINAL ASSESSMENT ROLL - L.I.D. #21  
8/16/95

L.I.D. Parcel No.	Ownership	Tax Lot No.	General Assessment	Water Main Assessment	12th Ave. NW Assessment	Total Assessment
✓ 38	Issaquah Bank 729 NW Gilman Blvd. Issaquah, WA 98027	282406-9326	\$25,048.20			\$25,048.20
✓ 32	Kentucky Fried Chicken P.O. Box 35910 Louisville KY 40232	282406-9245	\$3,864.58			\$3,864.58
✓ 78	King County 500 Admin Bldg Seattle WA 98104	292406-9125	\$5,797.70			\$5,797.70
✓ 15	Kwong, Richard	884390-0521	\$9,616.12			\$9,616.12
✓ 27	65 Mt. Pilchuck Ave. S.W. Issaquah WA 98027	282406-9240	\$807.74			\$807.74
✓ 6	M-M Properties	884430-0075	\$3,951.53			\$3,951.53
✓ 8	P.O. Box 86 Redmond WA 98073	884430-0040	\$10,305.54			\$10,305.54
✓ 77	Jack McIntosh 3801 150th Ave. S.E. Bellevue WA 98006	292406-9147	\$6,221.85			\$6,221.85
✓ 76	Puget Sound Power & Light P.O. Box 90868 Bellevue WA 98009	292406-9148	\$4,439.38			\$4,439.38

D6-7



D6-8

City of Issaquah

FINAL ASSESSMENT ROLL - L.I.D. #21  
8/16/95

L.I.D. Parcel No.	Ownership	Tax Lot No.	General Assessment	Water Main Assessment	12th Ave. NW Assessment	Total Assessment
✓ 33	Suzanne M. Roberts & Jo Stee 3839 E. Lk. Sam. Shore Ln. S. Issaquah WA 98027	282406-9249	\$2,995.05			\$2,995.05
✓ 19	Roseland, Roger H & Laverne 4116 Providence Pt. Dr. S.E. Issaquah WA 98027	884390-0516	\$2,121.22			\$2,121.22
43	Rowley Enterprises	202406-9106	\$6,307.61		\$45,780.00	\$52,087.61
44	1595 N.W. Gilman Blvd. #1	745090-0010	\$1,339.01		\$29,501.00	\$30,840.01
45	Issaquah WA 98027	745090-0020	\$801.92			\$801.92
48		745090-0100	\$917.96			\$917.96
50		745090-0120	\$4,174.70			\$4,174.70
51		745090-0210	\$15,164.18	\$10,703.10	\$47,482.00	\$73,349.28
52		745090-0200	\$5,921.39	\$7,347.10		\$13,268.49
54		745090-0170	\$8,004.69	\$8,103.53		\$16,108.22
55		745090-0160	\$3,592.63	\$3,383.29		\$6,975.92
56		745090-0150	\$3,115.52	\$3,383.29		\$6,498.81
57		745090-0140	\$5,976.74	\$8,579.84		\$14,556.58
59		745090-0320	\$11,419.47	\$7,080.75		\$18,500.22
60		745090-0310	\$42,728.17	\$8,462.39		\$51,190.56
61		745090-0300	\$38,601.78	\$7,645.15		\$46,246.93
62		745090-0290	\$22,124.00	\$10,631.64		\$32,755.65
63		745090-0180	\$18,807.62	\$6,828.95		\$25,636.57
64		745090-0280	\$9,934.12	\$3,607.03		\$13,541.14
65		745090-0270	\$1,724.99	\$1,838.98		\$3,563.97
66		745090-0260	\$11,354.71	\$4,122.83		\$15,477.54
67		745090-0240	\$26,271.15	\$5,203.05		\$31,474.19

3841-05

90-1788

City of Issaquah

FINAL ASSESSMENT ROLL - L.I.D. #21  
8/16/95

L.I.D. Parcel No.	Ownership	Tax Lot No.	General Assessment	Water Main Assessment	12th Ave. NW Assessment	Total Assessment
68	Rowley Enterprises (cont'd)	745090-0250	\$20,966.54	\$4,152.46		\$25,118.99
69	1595 N.W. Gilman Blvd. #1	745090-0220	\$21,619.94	\$4,281.87	\$22,643.00	\$48,544.80
70	Issaquah WA 98027	745090-0230	\$25,300.23	\$5,010.75	\$26,863.00	\$57,173.99
7	Schick, Larry A. 8820 S.W. Indian Hill Lane Beaverton OR 97005	884430-0045	\$2,862.65			\$2,862.65
1	Spak, Stephen A	282406-9011	\$32,084.67			\$32,084.67
2	905 Newport Way N.W. Issaquah WA 98027	884430-0100	\$10,126.63			\$10,126.63
9	Stapleton, Sherman L.	884430-0036	\$8,587.95			\$8,587.95
10	23928 S.E. 25th Court Issaquah WA 98027	884430-0035	\$3,196.63			\$3,196.63
73	State of Washington Dept of Transportation Olympia WA 98504	292406-9143	\$107,867.71			\$107,867.71
22	Thomas, Nathan 1075 Bellevue Way N.E. Bellevue WA 98004	884390-0559	\$3,253.16			\$3,253.16
72	U.S. West 6300 S Syracuse Way #700 Englewood CO 80111	292406-9002	\$91,053.78			\$91,053.78

City of Issaquah

FINAL ASSESSMENT ROLL - L.I.D. #21  
8/16/95

L.I.D. Parcel No.	Ownership	Tax Lot No.	General Assessment	Water Main Assessment	12th Ave. NW Assessment	Total Assessment
✓ 42	Washington Mutual Savings B Atten.: Lori Hansen, Tax Mgmt. 1201 Third Avenue WMT0501 Seattle, WA 98101	212406-9111	\$4,771.09		\$45,281.00	\$50,052.09
<b>TOTAL ASSESSMENTS</b>			<b>\$2,400,000.00</b>	<b>\$190,849.00</b>	<b>\$516,894.00</b>	<b>\$3,107,743.00</b>

2841-07



City of Issaquah  
Public Works Department  
Newport Way/Maple Street Road Improvement Project

BUDGET & COST SUMMARY

Notes:  
1). Per Exhibit A to Agenda Bill #3403 establishing L.I.D. #21.  
2). Per Exhibit A to Agenda Bill #3649 authorizing right-of-way purchases.  
3). Per Exhibit A to Agenda Bill #3649, but reflects actual low bid for construction plus authorized construction contract contingency and construction administration.

BUDGET	APRIL, 1993 BUDGET AMOUNT	MARCH, 1994 COST ESTIMATE	POST-BID COST ESTIMATE	ACTUAL COSTS (thru 7/31/95)	ESTIMATED COSTS TO COMPLETION	TOTAL ESTIMATED COSTS	VARIANCE OF ESTIMATE FROM BUDGET	VARIANCE OF ESTIMATE FROM P.B. EST.	REMARKS
	1	2	3	4	5	6 (= 4 + 5)	7 (= 6 - 1)	8 (= 6 - 3)	
COST CATEGORIES (See notes below and on Attachment A)	Note 1	Note 2	Note 3						
C 1 E.I.S./Pre-design Report	\$365,000	\$365,226	\$355,226	\$369,652	\$0	\$369,652	\$3,652	\$13,627	C1: Column 6 includes: Interest: \$50,000 Legal: \$5,000 Discount: \$30,000 Debt fees: \$10,000 IDA: \$2,700 Misc: \$0 Res: \$42,390 Disburse: \$0 \$8,900
C 2 L.I.D. Formation	\$50,000	\$43,000	\$43,000	\$50,973	\$0	\$50,973	\$973	\$7,973	
C 3 Advance Design	\$0	\$48,000	\$48,000	\$62,520	\$0	\$62,520	\$62,520	\$14,520	
C 4 L.I.D. Financing/Administration	\$505,000	\$430,000	\$430,000	\$356,932	\$196,010	\$552,942	\$47,942	\$122,942	
C 5 Value Engineering	\$22,000	\$25,700	\$25,700	\$21,274	\$0	\$21,274	(\$726)	(\$4,426)	
C 6 Right-of-Way	\$1,195,200	\$1,208,800	\$1,208,800	\$1,169,549	\$0	\$1,169,549	(\$25,651)	(\$18,281)	
C 7 P S & E	\$367,700	\$377,950	\$377,950	\$420,949	\$0	\$420,949	\$53,249	\$42,999	
<b>SUBTOTAL</b>	<b>\$2,506,900</b>	<b>\$2,498,676</b>	<b>\$2,498,676</b>	<b>\$2,422,048</b>	<b>\$196,010</b>	<b>\$2,618,058</b>	<b>\$167,158</b>	<b>\$176,381</b>	
C 9 Construction	\$3,236,800	\$3,987,900	\$4,058,860	\$3,991,119	\$178,881	\$3,840,000	\$603,200	(\$218,990)	C13: Column 4 includes: wetlands: \$140,000 Reforest: \$20,000 monitoring: \$16,000
C 11 Construction Administration	\$334,100	\$400,710	\$312,920	\$300,078	\$10,822	\$310,800	(\$23,500)	(\$1,420)	
C 13 Wetland Monitoring & Future Construction	\$0	\$140,000	\$140,000	\$176,000	\$0	\$176,000	\$176,000	\$28,000	
<b>SUBTOTAL</b>	<b>\$3,570,900</b>	<b>\$4,528,610</b>	<b>\$4,371,780</b>	<b>\$4,367,197</b>	<b>\$189,703</b>	<b>\$4,556,900</b>	<b>\$986,700</b>	<b>(\$107,390)</b>	
Contingency	\$607,600	\$0	\$0	\$0	\$0	\$0	(\$607,600)	\$0	
<b>TOTAL</b>	<b>\$6,685,400</b>	<b>\$7,027,286</b>	<b>\$6,870,456</b>	<b>\$6,809,245</b>	<b>\$385,713</b>	<b>\$7,194,958</b>	<b>\$509,558</b>	<b>(\$317,390)</b>	

Through 6/30/95 \$7,031,198 \$347,798

384-H1  
 EXHIBIT H  
 D6-11

3841-112

City of Issaquah  
Public Works Department  
Newport Way/Maple Street Road Improvement Project

COST SHARING

COST CATEGORIES	ACTUAL COSTS	ESTIMATED COSTS TO COMPLETION	TOTAL ESTIMATED COSTS	TWELFTH AVENUE NW ROAD	ROWLEY WATER MAIN	TRAMMELL WATER MAIN	MAPLE/NEWPORT ROAD	T.I.A. SHARE	NET L.I.D. #21 SHARE	REMARKS
	(thru 1/31/95)		(1+2)	4	5	6	7	8	9	
EIS & PREDESIGN			(1+2)	(Note: 3 = (4+5+6+7))					3-(4+5+6+7)	
C 1 EIS/Pre-design Report	\$368,852	\$0	\$368,852	\$0	\$0	\$0	\$368,852	\$225,000	\$143,852	
DESIGN										
C 2 L.I.D. Formation	\$50,973	\$0	\$50,973	\$0	\$0	\$0	\$50,973			
C 4 L.I.D. Financial/Administration	\$356,832	\$196,010	\$552,842	\$0	\$0	\$0	\$552,842			
Subtotal	\$407,905	\$196,010	\$603,915	\$0	\$0	\$0	\$603,915	\$0	\$603,915	Include costs associated with lowest bid contractors.
C 3 Advance Design	\$62,520	\$0	\$62,520	\$0	\$0	\$0	\$62,520			
C 5 Value Engineering	\$21,274	\$0	\$21,274	\$0	\$0	\$0	\$21,274			
C 6 Right-of-Way	\$1,189,549	\$0	\$1,189,549	\$65,800	\$0	\$0	\$1,123,749			Apportioned for properties abutting 12th Avenue
C 7 P.S. & E	\$420,949	\$0	\$420,949	\$32,055	\$4,250	\$4,250	\$380,394			NW will finance alternative for improvements related to the L.I.D. formation.
Subtotal	\$1,694,292	\$0	\$1,694,292	\$97,855	\$4,250	\$4,250	\$1,587,937	\$1,108,968	\$477,969	
SUBTOTAL (C1-C7)	\$2,471,048	\$196,010	\$2,667,058	\$97,855	\$4,250	\$4,250	\$2,560,704	\$1,334,868	\$1,225,736	
CONSTRUCTION										
C 9 Construction	\$3,061,119	\$178,881	\$3,240,000	\$386,250	\$98,250	\$70,586	\$3,284,908			
C 11 Construction Administration	\$300,078	\$10,322	\$310,600	\$30,800	\$7,860	\$5,647	\$286,193			
Subtotal	\$3,961,197	\$189,403	\$4,150,600	\$417,150	\$106,116	\$76,233	\$3,551,101	\$2,348,619	\$1,204,482	
C 13 Wetland Monitoring & Future Construction	\$176,000	\$0	\$176,000	\$0	\$0	\$0	\$176,000	\$123,024	\$52,976	
SUBTOTAL (C9-C13)	\$4,137,197	\$189,403	\$4,326,600	\$417,150	\$106,116	\$76,233	\$3,727,101	\$2,469,643	\$1,257,458	
TOTAL	\$6,608,246	\$385,413	\$6,993,659	\$515,005	\$110,366	\$80,483	\$6,287,605	\$3,804,810	\$2,483,194	The total LID #21 share is reduced by miscellaneous revenue. See RECEIPTS spreadsheet.

City of Issaquah  
Public Works Department  
Newport Way/Maple Street Road Improvement Project

REVENUE SUMMARY

BUDGET	APRIL, 1993 BUDGET AMOUNT	MARCH, 1994 COST ESTIMATE	POST-BID COST ESTIMATE	ACTUAL REVENUES (thru 7/31/95)	ESTIMATED REVENUES TO COMPLETION	TOTAL ESTIMATED REVENUES	VARIANCE OF ESTIMATE FROM BUDGET	REMARKS
	1	2	3	4	5	6 (= 4 + 5)	7 (= 6 - 1)	
REVENUE SOURCES								
R 1 L.I.D. #21 - Newport/Maple	\$2,440,000	\$2,429,935	\$2,641,845	\$2,251,924	\$147,019	\$2,398,943	(\$41,057)	-1.68% Over \$2,400,000  R3 The additional \$97,400 authorized by T.I.B. can be used.
R 2 L.I.D. #21 - 12th Avenue	\$643,400	\$593,150	\$448,190	\$515,005	\$0	\$515,005	(\$128,395)	
R 3 T.I.A.	\$3,600,000	\$3,600,000	\$3,697,400	\$3,553,717	\$250,893	\$3,804,610	\$204,610	
R 4 L.I.D. #21 - Rowley Water Main	\$0		\$122,050	\$110,368	\$0	\$110,368	\$110,368	
(Both) >		\$394,200						
R 5 L.I.D. #21 - Trammel Crow Water Main	\$0		\$80,070	\$80,483	\$0	\$80,483	\$80,483	
R 6 Utility Company Reimbursements	\$0	\$0	\$10,000	\$13,247	\$0	\$13,247	\$13,247	
R 7 City	\$0	\$0	\$0	\$15,000	(\$15,000)	\$0	\$0	
R 8 Other Revenue (Incl. Investments)	\$0	\$0	\$0	\$68,504	\$2,500	\$71,004	\$71,004	
<b>TOTAL</b>	<b>\$6,683,400</b>	<b>\$7,017,285</b>	<b>\$6,999,555</b>	<b>\$6,608,246</b>	<b>\$385,413</b>	<b>\$6,993,659</b>	<b>\$310,259</b>	

3841-H3  
D6-13



City of Issaquah  
Public Works Department  
Newport Way/Maple Street Road Improvement Project

**FINANCIAL COST SUMMARY**

EXPENDITURES	1992	1993	1994	1995	1996	TOTALS
Salaries & Benefits	\$15,328.16	\$32,223.96	\$94,072.25	\$45,862.30	\$0.00	\$187,486.67
Supplies & Advertising	\$208.22	\$809.89	\$761.17	\$230.71	\$0.00	\$2,009.99
Fuel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rental Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$149.05	\$0.00	\$0.00	\$149.05
Communication	\$1,054.49	\$1.87	\$66.70	\$0.00	\$0.00	\$1,123.06
Travel	\$26.85	\$30.31	\$208.74	\$0.00	\$0.00	\$265.90
Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utility Charges	\$0.00	\$0.00	\$0.00	\$158.14	\$0.00	\$158.14
Miscellaneous	\$0.00	\$0.00	\$3,617.77	\$534.76	\$0.00	\$4,152.53
Engineering Services	\$262,951.90	\$205,615.24	\$511,036.87	\$97,482.84	\$0.00	\$1,077,086.85
Legal Services	\$0.00	\$9,952.50	\$13,207.05	\$15,423.21	\$0.00	\$38,582.76
Land Acquisition	\$0.00	\$0.00	\$1,057,537.69	\$111,225.00	\$0.00	\$1,168,762.69
Construction	\$0.00	\$0.00	\$2,212,937.73	\$1,623,773.58	\$0.00	\$3,836,711.31
Bank Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Debt Issue Costs	\$0.00	\$0.00	\$8,342.92	\$1,177.00	\$0.00	\$9,519.92
Bond Discount	\$0.00	\$0.00	\$19,425.00	\$14,800.00	\$0.00	\$34,225.00
Interest Charges	\$0.00	\$0.00	\$69,950.56	\$75,850.00	\$0.00	\$145,800.56
Interfund Loan Interest	\$0.00	\$3,136.98	\$6,075.00	\$0.00	\$0.00	\$9,211.98
Transfer to Art/Guar. Fund	\$0.00	\$0.00	\$93,000.00	\$0.00	\$0.00	\$93,000.00
<b>TOTALS</b>	<b>\$279,569.62</b>	<b>\$251,770.75</b>	<b>\$4,090,388.50</b>	<b>\$1,986,517.54</b>	<b>\$0.00</b>	<b>\$6,608,246.41</b>

This Financial Cost Summary matches those prepared monthly by the Finance Director and is used as a control to make sure that all costs assigned to the project have been accounted for in the Budget and Cost Summary table

CITY OF ISSAQUAH  
Newport Way/Maple Street Road Improvement Project  
Summary Tabulation/Comparison of LID Assessments  
8/16/95

F.A.R. = Final Assessment Roll

P.A.R. = Preliminary Assessment Roll

F.A.R. Map	Ownership	Land Area	F.A.R. (Mailed)	F.A.R. (Final)	Water Main	12th Avenue	Parcel Total	Ownership Totals	P.A.R. Assessment
16	Armstrong, Thomas E	17,784	1,319	\$1,273			\$1,273	\$1,273	\$2,205
47	Bergsma, Lewis L.	31,200	3,085	\$2,977			\$2,977	\$2,977	\$3,868
24	Briscoe, DeWayne	20,500	0	\$0			\$0		
26	Briscoe, DeWayne	12,000	2,866	\$2,863			\$2,863		
28	Briscoe, DeWayne	56,500	11,061	\$10,675			\$10,675		
29	Briscoe, DeWayne	70,561	11,331	\$10,936			\$10,936		
30	Briscoe, DeWayne	28,063	0	\$0			\$0		
31	Briscoe, DeWayne	32,150	6,357	\$6,136			\$6,136		
34	Briscoe, DeWayne	25,818	9,573	\$9,238			\$9,238	\$39,848	\$95,253
75	Burke, Patricia A.	115,312	32,287	\$31,161			\$31,161	\$31,161	\$28,281
18	Carey, Christopher A.	13,338	2,061	\$1,989			\$1,989	\$1,989	\$4,961
71	Cascade Business Park	304,539	97,292	\$93,899		\$131,241	\$225,140	\$93,899	\$95,634
12	Catterall, Robert & Lois	7,114	2,638	\$2,546			\$2,546		
13	Catterall, Robert & Lois	17,784	6,594	\$6,364			\$6,364	\$8,909	\$14,992
11	City of Issaquah	10,670	3,956	\$3,818			\$3,818		
14	City of Issaquah	30,826	3,810	\$3,677			\$3,677		
74	City of Issaquah	34,500	8,528	\$8,230			\$8,230		
79	City of Issaquah	118,728	44,020	\$42,485			\$42,485		
80	City of Issaquah	140,600	52,129	\$50,311			\$50,311		
81	City of Issaquah	243,200	120,228	\$116,033			\$116,033	\$224,554	\$208,957
21	Clay, James L.	21,279	2,630	\$2,538			\$2,538	\$2,538	\$5,276
25	Conley, William J.	15,200	3,757	\$3,626			\$3,626	\$3,626	\$5,653
39	CWO TCEP II J.V. #1	278,475	165,790	\$160,008		\$99,070	\$259,078		
40	CWO TCEP II J.V. #1	138,652	103,555	\$99,844		\$59,531	\$159,475		
36	CWO; TCEP II JV #1	1,235,058	659,394	\$636,397	\$80,483		\$716,880		
37	Dayton Hudson Corp.	393,455	291,758	\$281,581			\$281,581	\$1,177,930	\$1,096,686
58	Deitch, Michael J.	39,078	4,830	\$4,661			\$4,661	\$4,661	\$9,689
49	Dennis, Donald & Jane	19,785	1,956	\$1,888			\$1,888	\$1,888	\$2,453
46	Denton, Clyde J.	44,798	4,429	\$4,275			\$4,275		
53	Denton, Clyde J.	37,800	3,737	\$3,607			\$3,607	\$7,882	\$14,926
17	Deschenes, Terry E.	13,338	1,648	\$1,591			\$1,591		
20	Deschenes, Terry E.	16,006	3,185	\$3,055			\$3,055	\$4,646	\$3,308
3	Fibres International Inc.	39,814	14,762	\$14,247			\$14,247		
4	Fibres International Inc.	36,982	4,699	\$4,535			\$4,535		
5	Fibres International Inc.	91,567	33,950	\$32,766			\$32,766	\$51,547	\$59,345
23	Folkman, Robert	28,600	3,535	\$3,411			\$3,411	\$3,411	\$3,546
35	Heritage Square Assoc.	197,219	19,499	\$18,819			\$18,819	\$18,819	\$9,780
41	Issaquah Associates	681,278	91,150	\$73,300		\$9,502	\$82,802	\$73,300	\$84,460
38	Issaquah Bank	35,000	25,953	\$25,048			\$25,048	\$25,048	\$0
32	Kentucky Fried Chicken	18,200	4,004	\$3,865			\$3,865	\$3,865	\$4,017
78	King County	48,607	6,007	\$5,798			\$5,798	\$5,798	\$6,026
15	Kwong, Richard	40,310	9,964	\$9,616			\$9,616		
27	Kwong, Richard	7,386	837	\$808			\$808	\$10,424	\$17,739
6	M-M Properties	33,129	4,094	\$3,952			\$3,952		
8	M-M Properties	72,000	10,678	\$10,306			\$10,306	\$14,257	\$35,642

EXHIBIT I  
384-I1

CITY OF ISSAQUAH  
Newport Way/Maple Street Road Improvement Project  
Summary Tabulation/Comparison of LID Assessments  
8/16/95

F.A.R. = Final Assessment Roll

P.A.R. = Preliminary Assessment Roll

F.A.R. Map	Ownership	Land Area	F.A.R. (Mailed)	F.A.R. (Final)	Water Main	12th Avenue	Parcel Total	Ownership Totals	P.A.R. Assessment
77	McIntosh, Jack L.	52,163	6,447	\$6,222			\$6,222	\$6,222	\$6,467
76	Puget Sound Power/Light	37,219	4,600	\$4,439			\$4,439	\$4,439	\$4,974
33	Roberts, S. & Steele, J.	12,555	3,103	\$2,995			\$2,995	\$2,995	\$3,113
19	Roseland, Roger H.	8,892	2,198	\$2,121			\$2,121	\$2,121	\$3,307
43	Rowley Enterprises	52,882	6,536	\$6,308		\$45,780	\$52,088		
44	Rowley Enterprises	11,613	1,367	\$1,339		\$29,501	\$30,840		
45	Rowley Enterprises	8,404	831	\$802			\$802		
48	Rowley Enterprises	8,620	951	\$918			\$918		
50	Rowley Enterprises	35,000	4,326	\$4,175			\$4,175		
51	Rowley Enterprises	41,189	15,712	\$15,164	\$10,703	\$47,482	\$73,349		
52	Rowley Enterprises	28,274	6,135	\$5,921	\$7,347		\$13,268		
54	Rowley Enterprises	31,185	8,294	\$8,005	\$8,104		\$16,108		
55	Rowley Enterprises	13,020	3,722	\$3,593	\$3,383		\$6,976		
56	Rowley Enterprises	13,020	3,228	\$3,116	\$3,383		\$6,499		
57	Rowley Enterprises	33,018	6,193	\$5,977	\$8,580		\$14,557		
59	Rowley Enterprises	27,249	11,932	\$11,419	\$7,081		\$18,500		
60	Rowley Enterprises	32,566	44,272	\$42,728	\$8,462		\$51,191		
61	Rowley Enterprises	29,421	39,997	\$38,602	\$7,645		\$46,247		
62	Rowley Enterprises	40,914	22,923	\$22,124	\$10,632		\$32,756		
63	Rowley Enterprises	26,280	19,487	\$18,808	\$6,829		\$25,637		
64	Rowley Enterprises	13,881	10,293	\$9,934	\$3,607		\$13,541		
65	Rowley Enterprises	7,077	1,787	\$1,725	\$1,839		\$3,564		
66	Rowley Enterprises	15,866	11,765	\$11,355	\$4,123		\$15,478		
67	Rowley Enterprises	20,023	27,220	\$26,271	\$5,203		\$31,474		
68	Rowley Enterprises	15,980	21,724	\$20,967	\$4,152		\$25,119		
69	Rowley Enterprises	16,478	22,401	\$21,620	\$4,282	\$22,643	\$48,545		
70	Rowley Enterprises	19,283	26,214	\$25,300	\$5,011	\$26,863	\$57,174	\$306,169	\$307,405
7	Schick, Larry A.	72,000	14,237	\$2,863			\$2,863	\$2,863	\$26,731
1	Spak, Stephen A.	448,321	33,244	\$32,085			\$32,085		
2	Spak, Stephen A.	28,300	10,493	\$10,127			\$10,127	\$42,211	\$33,386
9	Stapleton, Sherman L.	24,000	8,898	\$8,588			\$8,588		
10	Stapleton, Sherman L.	15,600	3,312	\$3,197			\$3,197	\$11,785	\$27,522
73	State of Washington	205,533	111,766	\$107,868			\$107,868	\$107,868	\$111,815
22	Thomas, Nathan	27,274	3,371	\$3,253			\$3,253	\$3,253	\$3,381
72	U.S. West	177,230	94,344	\$91,054			\$91,054	\$91,054	\$94,234
42	Washington Mutual FSB	40,000	4,943	\$4,771		\$45,281	\$50,052	\$4,771	\$4,959
<b>TOTALS</b>		<b>6,605,434</b>	<b>\$2,513,200</b>	<b>\$2,400,000</b>	<b>\$190,849</b>	<b>\$516,894</b>	<b>\$3,107,743</b>	<b>\$2,400,000</b>	<b>\$2,440,001</b>

3841-I2