

**RESOLUTION 12-164
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY LAKE,
SPOKANE COUNTY WASHINGTON, APPROVING CERTAIN PUBLIC
IMPROVEMENTS AND PUBLIC IMPROVEMENT COSTS; AND PROVIDING FOR
OTHER MATTERS PROPERLY RELATED THERETO**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY LAKE,
SPOKANE COUNTY, WASHINGTON, as follows:

WHEREAS, the City of Liberty Lake, Spokane County, Washington (the "City") is a non-charter code city duly organized and existing under and by virtue of the Constitution and laws of the state of Washington;

WHEREAS, chapter 39.89 RCW authorizes the creation of tax increment areas (as defined by RCW 39.89.020(9)) (each an "Increment Area");

WHEREAS, the City authorized Spokane County, Washington (the "County") to create an Increment Area, a portion of which is located within the City's boundaries, by Resolution No. 89, adopted by the City Council of the City (the "Council") on December 20, 2005;

WHEREAS, the Board of County Commissioners (the "Board") created an Increment Area, a portion of which is located in the boundaries of the City, designated "Spokane County Increment Area No. 2005-01" ("IA 2005-01") by its Resolution 2005-1169, adopted by the Board on December 22, 2005. A substantial portion of the Increment Area is not located in the boundaries of the City as a result of an annexation;

WHEREAS, the Council independent of the Board desires to develop a process whereby any developer with IA 2005-01 may present a proposed public improvement (as defined by RCW 39.89.020(4)) (the "Public Improvements") including the proposed cost thereof (the "Public Improvement Costs") as identified in the City's Capital Facility's Plan to the Council in advance of its construction;

WHEREAS, The Council desires to approve any such public improvements and the costs related thereto prior to construction by resolution with the understanding that such approval will not have any binding effect of the actions of the Board although the Board may desire to consider such action; and

WHEREAS, Greenstone Corporation, a Washington Corporation, has submitted certain Public Improvements, including the Public Improvement Costs, to the Council for approval;

WHEREAS, The funds that are deposited in the LIFT program are to be used first for the Public Improvements described in Exhibit A that would benefit economic development in a commercial zoned area within the Increment Area;

AND WHEREAS, The Council passed Resolution 09-132 approving public improvements and now desire to update Resolution 09-132 with the list of projects identified in Exhibit A;

NOW, THEREFORE, IT IS HEREBY FOUND DETERMINED AND ORDERED as follows:

Section 1: Approval of Public Improvements and Public Improvement Costs

The Public Improvements and estimated Public Improvement Costs described in Exhibit A, attached hereto and by this reference incorporated herein are hereby approved.

Section 2: Repealer

All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and shall have no further force or effect.

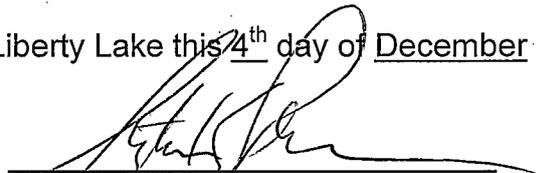
Section 3: Ratification

All actions not inconsistent with the provisions of the Resolution heretofore taken by the Council and the City's employees with respect to the adoption of this Resolution are hereby in all respects ratified, approved and confirmed.

Section 4: Effective Date

This Resolution shall be effective immediately upon its adoption.

APPROVED by the City Council of the City of Liberty Lake this 4th day of December 2012.



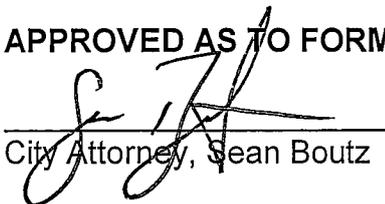
Steve Peterson, Mayor

ATTEST:



City Clerk, Ann Swenson

APPROVED AS TO FORM:



City Attorney, Sean Boutz

EXHIBIT A – Resolution 12-164

Resolution for Projects (Update to Resolution 09-132)

- The projects that Developer will focus on for 2013-2015 are the following:
 - o Harvest Parkway – Roads & Drainage – \$654,000
 - o Harvest Parkway – Water & Sanitary Sewer - \$1,720,000
Project #42
 - o Telido Station Offsite Sanitary Sewer Main - \$1,143,000
Project #41
 - ~~o Mission Avenue Water Transmission Main - \$924,000
Project #33~~
 - o Indiana Improvements – Glenbrook Rd to East of Harvard Ave – \$1,443,000 Project #30

- Upon completion of the projects above as well as Harvest Parkway, (2012 project), over 100 acres of land would be ready for commercial development.

**RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01**

Project Name:	<i>Harvest Parkway</i>
Category:	<i>Roads and Storm Drainage</i>
Jurisdiction	<i>City of Liberty Lake</i>

Project Description: Construction of Harvest Parkway from Mission into the initial commercial phase of Telido Station totaling approximately 2,015 lineal feet of roadway. Construction of Harvest Parkway includes curbing, sidewalk and stormwater drainage facilities and related intersection improvements.

Statement of Purpose and Need: The construction of Harvest Parkway provides access to over 50 acres of property between Mission Ave and I-90 zoned Freeway Commercial. The project is targeted to provide parcels within the TIF boundary for immediate sale thereby simulating property and sales tax revenues.



RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01

Project Name:	<i>Harvest Parkway</i>
Category:	<i>Water and Sanitary Sewer</i>
Jurisdiction	<i>Consolidated Irrigation District #19 & Spokane County Utilities</i>

Project Description: Install water and sanitary sewer system improvements consisting in Harvest Parkway. Sewer and water mains are approximately 2,015 lineal feet each and include installation of all associated fittings, manholes and lift station.

Statement of Purpose and Need: The construction of sewer and water in Harvest Parkway provides the initial service to over 50 acres of property between Mission Ave and I-90 zoned Freeway Commercial. The water main provides a necessary looping system and supply for commercial type uses. Sewer is designed to accommodate multiple types of users.



RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01

Project Name:	<i>Telido Station Offsite Sanitary Sewer Main</i>
Category:	<i>Sanitary Sewer</i>
Jurisdiction	<i>Spokane County Utilities</i>

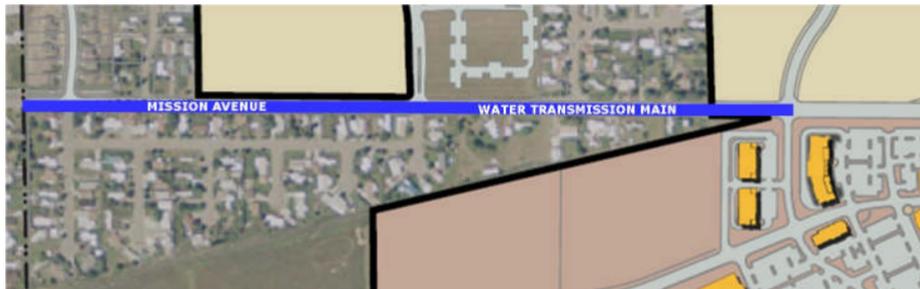


Project Description: Install sanitary sewer system improvements consisting of 2,200 lineal feet of gravity main and associated fittings and manholes.

Statement of Purpose and Need: The River District is served by the sanitary sewer systems of Spokane County Utilities but is at the end of the district's systems. The River District area within the Spokane County Utilities service area will gravity feed to the existing sewer lift station located on the north side of Indiana Avenue just west of Cavalier Street. This project will install the offsite gravity mains to the lift station necessary to serve the initial phases of Telido Station.

RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01

Project Name:	<i>Mission Avenue Water Transmission Main</i>
Category:	<i>Water System</i>
Jurisdiction	<i>Consolidated Irrigation District #19</i>



Project Description: Construct a water transmission main along Mission Avenue to Telido Station. Installation includes approximately 2,950 lineal feet of new water transmission main and associated fittings and valves.

Statement of Purpose and Need: The west side of River District and the Telido Station commercial property are served by Consolidated Irrigation District #19. Consolidated Irrigation District's existing facilities do not reach Telido Station. In order to provide necessary fire flows and water for commercial uses in Telido Station, it is necessary to extend a large water transmission main from the general location of Consolidated's existing well site on Mission Ave. These improvements will provide the necessary backbone to support development of the first phases of Telido Station.

**CITY OF LIBERTY LAKE
2013 - 2018 CAPITAL FACILITIES PLAN
Capital Improvement Worksheet**

CFP No.: 30

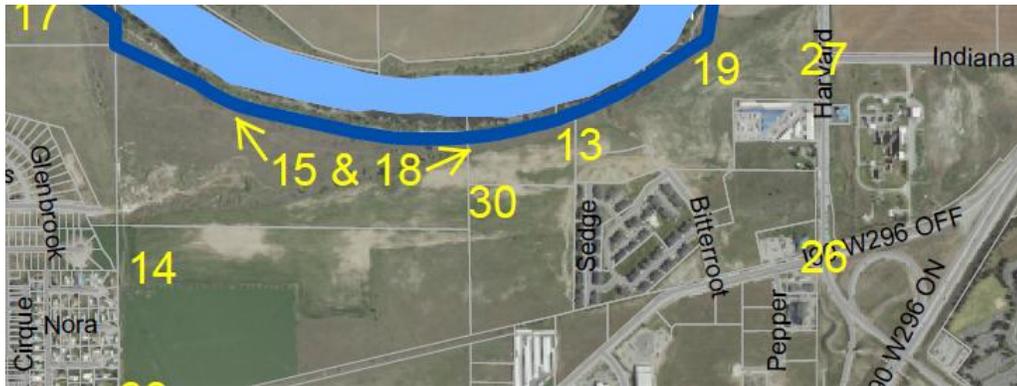
HISTORY OF PROPOSAL

NEW PROJECT: _____ IN PREVIOUS CFP: X MODIFIED FROM PREVIOUS CFP: _____

PROJECT

TITLE: INDIANA AV CONSTRUCTION - GLENBROOK RD TO EAST OF HARVARD RD

LOCATION: Indiana Ave from Glenbrook Rd to East of Harvard Rd.



DESCRIPTION: This will be a two or three lane road with appropriate pedestrian facilities spanning residential and commercial development

PURPOSE & NEED: This road will serve development as it progresses. It will be a required access.

ENVIRONMENTAL: A SEPA Checklist and Threshold Determination will be completed, if applicable

PROJECT STATUS: Planning Stage

ESTIMATED CONSTRUCTION COST: \$2,886,000

ESTIMATED EXPENDITURE YEAR: 2013 & 2014

ANTICIPATED FUNDING SOURCES: Developer

CHANGES TO PREVIOUS CFP: N/A

ESTIMATED ANNUAL COST: Dependant on final design

ESTIMATED ANNUAL SAVINGS: N/A

ESTIMATED LIFESPAN: 25 Years

DEPARTMENT RESPONSIBLE FOR MAINTENANCE: Public Works

ESTIMATED ANNUAL REVENUES: TBD

CITY OF LIBERTY LAKE
 CAPITAL FACILITIES PLAN, 2013 - 2018
 PROJECT LIST

PROJECT #	BUILDING IMPROVEMENTS	ESTIMATED CONSTRUCTION COST	EXPENDITURE YEAR					
			2013	2014	2015	2016	2017	2018
1	TOWN SQUARE - COMMUNITY CENTER	TBD						
		Subtotal	\$	\$	\$	\$	\$	\$
PROJECT #	PARK IMPROVEMENTS							
2	AQUATIC CENTER	\$ 2,500,000						\$ 2,500,000
3	CENTRAL VALLEY - LIBERTY LAKE FIELDS	\$ 1,000,000	\$ 500,000	\$ 125,000	\$ 125,000	\$ 125,000		\$ 125,000
4	FALLEN HEROES CIRCUIT COURSE - ARBORETUM	\$ 24,168		\$ 24,168				
5	FALLEN HEROES CIRCUIT COURSE - PAVILLION PARK	\$ 39,432		\$ 39,432				
6	FALLEN HEROES CIRCUIT COURSE - ROCKY HILL PARK	\$ 39,432	\$ 39,432					
7	FALLEN HEROES CIRCUIT COURSE - TOWN SQUARE	\$ 24,168			\$ 24,168			
8	FALLEN HEROES CIRCUIT COURSE - TRAILHEAD / OUTLET CHANNEL TRAIL	\$ 24,168		\$ 24,168				
9	FOUNDER'S CORNER WATER FEATURE	\$ 50,000		\$ 50,000				
10	HAWKSTONE VILLAGE GREEN	\$ 285,000		\$ 285,000				
11	NATURE'S PLACE AT MEADOWWOOD - CITY ARBORETUM	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
12	RIVER DISTRICT - HARVARD ROAD TRAILHEAD EXPANSION	\$ 1,356,816		\$ 678,408	\$ 678,408			
13	RIVER DISTRICT - INDIANA TRAILHEAD	\$ 350,000			\$ 350,000			
14	RIVER DISTRICT COMMUNITY PARK - ORCHARD	\$ 1,300,000					\$ 260,000	\$ 1,040,000
15	RIVER DISTRICT COMMUNITY PARK - QUINIMOSE	\$ 1,465,904	\$ 488,635	\$ 488,635	\$ 488,635			
16	RIVER DISTRICT NEIGHBORHOOD PARK - RIVER BEND	\$ 906,360	\$ 906,360					
17	RIVER DISTRICT NEIGHBORHOOD PARK - WEST RIVER	\$ 634,088		\$ 317,044	\$ 317,044			
18	RIVER DISTRICT SPOKANE RIVER SHORELINE - RESTORATION & REHABILITATION (QUINIMOSE PARK AREA)	\$ 1,000,000		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
19	RIVER DISTRICT TOWN CENTER PLAZA	\$ 1,600,000		\$ 800,000	\$ 800,000			
20	ROCKY HILL PARK - PHASE 3	\$ 660,000		\$ 660,000				
21	TOWN SQUARE PARK	\$ 850,000	\$ 850,000					
43	MULTI-SPORT FIELD	TBD						
		Subtotal	\$ 2,809,427	\$ 3,716,855	\$ 3,008,255	\$ 350,000	\$ 3,110,000	\$ 1,265,000
PROJECT #	TRANSPORTATION IMPROVEMENTS							
22	APPLEWAY WIDENING - BETWEEN MOLTER RD & COUNTRY VISTA BLVD	\$ 250,000		\$ 250,000				
23	APPLEWAY MEDIAN CONSTRUCTION - MOLTER RD TO E. CITY LIMITS	\$ 736,000		\$ 123,000	\$ 613,000			
24	APPLEWAY AV RECONSTRUCTION - LIBERTY LAKE RD TO MOLTER RD	\$ 2,127,000	\$ 325,000	\$ 1,802,000				
25	COUNTRY VISTA MEDIAN CONSTRUCTION - BROADWAY AV TO LIBERTY LAKE RD	\$ 1,862,000				\$ 311,000	\$ 1,551,000	
26	HARVARD-MISSION ROUNDABOUT	\$ 1,675,000	\$ 1,675,000					
27	HARVARD-INDIANA INTERSECTION IMPROVEMENT	\$ 520,000			\$ 87,000	\$ 433,000		
28	HARVEST PARKWAY EXTENSION & CONNECTION	\$ 900,000			\$ 900,000			
29	HENRY ROAD RECONSTRUCTION - SPRAGUE AV TO COUNTRY VISTA DR	\$ 2,013,000			\$ 336,000	\$ 1,677,000		
30	INDIANA AV CONSTRUCTION - GLENBROOK RD TO EAST OF HARVARD RD	\$ 2,886,000	\$ 1,443,000	\$ 1,443,000				
31	LIBERTY LAKE RD RECONSTRUCTION - SPRAGUE AV TO COUNTRY VISTA DR	\$ 1,077,000		\$ 180,000	\$ 897,000			
32	LIBERTY LAKE RD RECONSTRUCTION - COUNTRY VISTA DR TO APPLEWAY AV	\$ 2,819,000			\$ 65,000	\$ 605,000	\$ 1,542,000	\$ 607,000
33	MISSION AV RECONSTRUCTION - W. CITY LIMITS TO CORRIGAN RD	\$ 2,482,000			\$ 414,000	\$ 2,068,000		
34	SPRAGUE AV SHARED USE PATH - LIBERTY LAKE RD TO MOLTER RD	\$ 176,000	\$ 176,000					
35	SPRAGUE AV SHARED USE PATH - LIBERTY LAKE GOLF COURSE TO E. CITY LIMITS	\$ 50,000	\$ 50,000					
36	SPRAGUE AV RECONSTRUCTION - LIBERTY LAKE RD TO MOLTER RD	\$ 1,221,000			\$ 1,221,000			
37	STREET & PATHWAY ILLUMINATION - MISSION AV	\$ 165,000		\$ 165,000				
38	TRANSIT PARKING	\$ 2,500,000						\$ 2,500,000
39	VALLEYWAY AV - RECONSTRUCTION	\$ 1,781,000			\$ 297,000	\$ 1,484,000		
40	I-90 BRIDGE AND SURFACE STREET CONNECTIONS	TBD						
		Subtotal	\$ 3,669,000	\$ 3,969,000	\$ 3,843,000	\$ 7,132,000	\$ 3,526,000	\$ 3,107,000
		CITY PROJECT YEARLY TOTALS	\$ 6,478,427	\$ 7,679,855	\$ 6,851,255	\$ 7,482,000	\$ 6,636,000	\$ 4,372,000
PROJECT #	UTILITY IMPROVEMENTS (UTILITY PURVEYORS)							
41	TELIDO STATION WATER/SEWER IMPROVEMENTS	\$ 1,143,000		\$ 1,143,000				
42	LIFT STATION	\$ 1,720,000		\$ 1,220,000	\$ 500,000			
		Subtotal	\$ 1,220,000	\$ 1,643,000	\$	\$	\$	\$
PROJECT #	2013 - DESIGN AND CONSTRUCTION	ESTIMATED CONSTRUCTION COST	ESTIMATED FUNDING SOURCE & APPROXIMATE %					
3	CENTRAL VALLEY - LIBERTY LAKE FIELDS	\$ 500,000	(100% REET)					
6	FALLEN HEROES CIRCUIT COURSE - ROCKY HILL PARK	\$ 39,432	(11% GRANT & 89% REET)					
11	NATURE'S PLACE AT MEADOWWOOD - CITY ARBORETUM	\$ 25,000	(100% REET)					
15	RIVER DISTRICT COMMUNITY PARK - QUINIMOSE	\$ 488,635	(75% TIF/LIFT & 25% DEVELOPER - BASED ON ENTIRE PROJECT)					
16	RIVER DISTRICT NEIGHBORHOOD PARK - RIVER BEND	\$ 906,360	(70% TIF/LIFT & 30% DEVELOPER - BASED ON ENTIRE PROJECT)					
21	TOWN SQUARE PARK	\$ 850,000	(50% GRANT & 50% REET)					
24	APPLEWAY AV RECONSTRUCTION - LIBERTY LAKE RD TO MOLTER RD	\$ 325,000	(100% GRANT)					
26	HARVARD-MISSION ROUNDABOUT	\$ 1,675,000	(68% GRANT & 32% HARVARD RD. MITIGATION)					
30	INDIANA AV CONSTRUCTION - GLENBROOK RD TO EAST OF HARVARD RD	\$ 1,443,000	(100% DEVELOPER)					
34	SPRAGUE AV SHARED USE PATH - LIBERTY LAKE RD TO MOLTER RD	\$ 176,000	(100% TBD)					
35	SPRAGUE AV SHARED USE PATH - LIBERTY LAKE GOLF COURSE TO E. CITY LIMITS	\$ 50,000	(100% TBD)					
	TOTAL FOR 2013	\$ 6,478,427						

CERTIFICATION

I, the undersigned City Clerk of the City of Liberty Lake, of Spokane County, Washington, HEREBY CERTIFY that the foregoing Resolution is a full, true and correct copy of Resolution No.12-164 duly adopted at a regular meeting of the City Council of said City, duly and regularly held at the regular meeting place thereof on December 4, 2012 of which meeting all members of said City Council had due notice and at which a majority thereof were present; and that at said meeting said Resolution was adopted by the following vote: 5-2

AYES, and in favor thereof: Mayor Pro Tem Langford, Council Members: Kaminskas, Dunne, Brickner and Kopelson.

NAYS: Council Members: Olander and Beckett.

ABSENT: None.

ASTAINED: None.

CITY OF LIBERTY LAKE



CITY CLERK