

June 30, 2014

TO: City Manager for Council Consideration
FROM: Community Development Director
SUBJECT: Resolution - Nuisance Abatement - 1170 Grand - Sanchez

Attached is a resolution providing for the abatement of nuisances at 1170 Grand, owned by Pedro and Maria Sanchez. The Council should hold a hearing to consider the allegations of the Code Enforcement Officer that the property contains a public nuisance which has not been corrected. If the Council concurs that a public nuisance exists, the resolution should be adopted allowing the City to remove the public nuisance.

The resolution is attached for Council consideration.

Respectfully submitted

A handwritten signature in blue ink, appearing to be 'GA', is written above the printed name.

Gilbert Alvarado
Community Development Director

GA:jt

RESOLUTION NO.

3454

A RESOLUTION DETERMINING THAT PEDRO V. AND MARIA A. SANCHEZ ARE THE OWNERS OF CERTAIN REAL PROPERTY WITHIN THE CITY; THAT A NUISANCE REQUIRING ABATEMENT BY CITY FORCES OR FORCES CONTRACTED BY THE CITY EXISTS ON SUCH PROPERTY; AND DIRECTING THE USE OF SUCH FORCES TO ABATE THE NUISANCE FOUND

Recitals:

1. Real Property Location and Ownership. It is alleged by a Code Enforcement Officer of the City, a person authorized to enforce the ordinances and municipal code of the City, that the real property located at Lot 9, Block 2, Hayden Estates Second Addition, Parcel #111956000, Moses Lake, Washington, is the site of public nuisance violations of Moses Lake Municipal Code (MLMC) 8.14. The records of Grant County show the owners of the subject property to be Pedro V. and Maria A. Sanchez, 812 S. 4th Avenue, Pasco, WA 99301-5708.
2. Notice. On May 22, 2014, the Code Enforcement Officer caused to be delivered by regular mail and certified mail to the owner of record of the subject property a Notice of Violation and Order to Correct or Cease Activity. No appeal was filed to challenge that order. The time to comply under that order has passed. The nuisance described in that order has not been abated by correction of the condition of the property and a nuisance continues to exist on the subject property. On June 24, 2014, the Code Enforcement Officer caused to be delivered to Pedro Sanchez a notice of the intent of the City Council to consider adoption of a resolution such as this at its meeting of July 8, 2014. Such notice was in writing, in the English language and was delivered by return receipt mail and regular mail to the record owner of the subject property.
3. Violations. It has been established by the Notice of Violation and Order to Correct or Cease Activity that the following violations exist on the subject property and have not been corrected:
 - 3.1 A violation of MLMC 8.14.030 U - Except for any designated public park land, natural area, or environmentally sensitive area, or any undeveloped parcels of land not adjacent to developed areas or which are used for agricultural purposes, all grasses, weeds, or other vegetation growing or which has grown and died, which is determined to be a fire or safety hazard or a nuisance to persons, shall not exceed twelve inches (12") in height measured above the ground.
4. Hearing. On July 8, 2014 the Moses Lake City Council conducted a hearing to consider the allegations of the Code Enforcement Officer that the subject property contains a public nuisance ordered corrected which remains uncorrected and that the record owner is responsible for the costs of correcting and abating such violations if such corrections and abatement is accomplished by City forces or forces contracted by the City for such purpose. All interested persons were permitted to provide written or oral evidence relevant to the issue.
5. Evidence:
 - 5.1. The following persons testified under oath:

Rick Rodriguez, Moses Lake Code Enforcement Officer
 - 5.2. The following exhibits were made a part of the record of the proceedings:

EXHIBIT #1: Moses Lake Municipal Code Chapters 8.14.030.U

EXHIBIT #2: "Notice To Correct Unsafe or Unlawful Condition" dated May 6, 2014

EXHIBIT #3: Notice of Violation and Order to Correct or Cease Activity dated May 22, 2014 from the Code Enforcement Officer addressed to Pedro Sanchez, 812 S. 4th Avenue, Pasco, WA 99301-5708.

EXHIBIT #4: Pictures taken by Code Enforcement Officer of the property located at Lot 9, Block 2, Hayden Estates Second Addition, Moses Lake, Washington.

EXHIBIT #5: Letter dated June 24, 2014, from the Code Enforcement Officer to Pedro Sanchez advising the property owner of the hearing regarding abatement of property, scheduled for July 8, 2014.

Resolved:

1. A public nuisance in violation of MLMC 8.14 exists on the subject property at lot 9, Block 2, Hayden Estates, Second Addition,, Moses Lake, Washington. Pedro V. and Maria A. Sanchez, 812 S. 4th Avenue, Pasco, WA 99301-5708 are the record contract owners of the subject property per the records of Grant County.
2. The public nuisance located upon the subject property consists of:
 - 2.1. Weeds and/or grass over 12" high
3. The maintenance of these public nuisance violations on the subject property by the record owner is detrimental to the health, safety, welfare, peace and tranquility of the residents of the City impacting the quality of life and diminishing property values.
4. Pedro V. and Maria A. Sanchez, the record contract owners, have fifteen (15) days from the date of the adoption of this resolution to cause the nuisance violations listed herein to be removed to the satisfaction of the Code Enforcement Officer. Those improvements include the following:
 - 4.1 Cut and remove weeds on the property
5. City staff shall provide a status report to City Council on the progress of the record contract owners and occupant to make the clean up required on the subject property. If the improvements, as listed above, are not to the satisfaction of the Code Enforcement Officer, the City is authorized to use City forces or contract forces to cause the identified public nuisances to be removed from the subject property to the satisfaction of the City Manager. All costs of any removal of the identified public nuisances done at City expense shall be recovered by the City Manager by all reasonable means including immediate assignment of the costs so incurred for collection.
6. A copy of this resolution shall be provided to the record contract owner by return receipt and regular mail after its approval by the City Council.

Adopted by the City Council on July 8, 2014.

Dick Deane, Mayor

ATTEST:

W. Robert Taylor, Finance Director

- 8.14.030 Nuisance Defined. Each of the following conditions, unless otherwise permitted by law, is declared to constitute a public nuisance, and whenever the Code Enforcement Officer determines that any of these conditions exist upon any premises or in any stream, drainage way or wetlands, the officer may require or provide for the abatement thereof pursuant to this chapter.
- A. The existence of any trash, dirt, filth, and carcass of any animal, waste shrubs, accumulation of lawn or yard trimmings or other offensive matter.
 - B. Defective or overflowing septic or sewage systems, and the existence of any noxious, foul, or putrid liquid or substance which poses a health hazard or creates a noxious odor.
 - C. Any man-caused pool of standing or stagnant water, except storm drainage systems, which serves as a breeding area for insects.
 - D. Accumulation of garbage, decaying vegetation, manure, dead animals, or other noxious things in a street or alley, or on public or private property to an extent injurious to the public health as determined by the Health Officer.
 - E. All other acts, failure to act, occupations, or use of property which is determined by the Health Officer to be a menace to the health of the public.
 - F. All limbs of trees which are less than seven (7) feet above the surface of any public sidewalk, or twelve (12) feet above the surface of any street.
 - G. All buildings, other structures, or portions thereof which have been damaged by fire, decay, neglect, or have otherwise deteriorated or become dilapidated so as to endanger the safety of the public.
 - H. All explosives, flammable liquids, and other dangerous substances stored or used in any manner in violation of the State Fire Code.
 - I. The keeping or harboring of any dog, fowl, or other animal which by frequent or habitual howling, yelping, barking, crowing, or in the making of other noises, annoys or disturbs the public, or the habitual allowing of dogs kept at any one address to run at large in violation of Chapter 6.05 of the Moses Lake Municipal Code entitled "Animal Control".
 - J. Making or causing to be made by any means whatsoever any noise of any kind which is a violation of Chapters 8.28 of the Moses Lake Municipal Code entitled "Noise Control".
 - K. The frequent, repetitive, or continuous sound made by any secured, unsecured, or deteriorated membrane or sheet metal, being moved by the wind or other source, which unreasonably interferes with the peace, comfort and repose of adjacent property owners or possessors.
 - L. Dumping, throwing, placing, leaving or causing or permitting to be dumped, thrown, placed or left, any filth, paper, cans, glass, rubbish, trash garbage, grass trimmings, shrub trimming, and shrubbery of any kind, in or upon any street, alley, sidewalk, ditch, or public or private property of another in the city.
 - M. The erecting, maintaining, using, placing, depositing, leaving or permitting to be or remain in or upon any private lot, building, structure or premises, or in or upon any street, alley, sidewalk, park, parkway or other public or private place in the city, any one or more of the following disorderly, disturbing, unsanitary, fly-producing, rat-harboring, disease-causing places, conditions or things:
 - 1. Any putrid, unhealthy or unwholesome bones, meat, hides, skins, or whole or any part of any dead animal, fish or fowl, or waste parts of fish, vegetable or animal

matter in any quantity; but nothing herein shall prevent the temporary retention of waste in approved covered receptacles.

2. Any privies, vaults, cesspools, sumps, pits or like places which are not securely protected from flies and rats, or which are foul or malodorous.
 3. Any filthy, littered or trash-covered dwellings, cellars, house yards, barnyards, stable yards, factory yards, vacant areas in the rear of stores, vacant lots, houses, buildings or premises.
 4. Any animal manure in any quantity which is not securely protected from flies or weather conditions, or which is kept or handled in violation of any ordinance of the city.
 5. Any poison oak or poison ivy, Russian thistle or other noxious weeds, as defined by Chapter 8.22 of the Moses Lake Municipal Code entitled "Noxious Weed Control" whether growing or otherwise; but nothing herein shall prevent the temporary retention of such weeds in approved covered receptacles.
 6. Any bottles, cans, glass, ashes, small pieces of scrap iron, wire, metal articles, bric-a-brac, broken crockery, broken glass, broken plaster and all such trash, or abandoned material, unless it is kept in approved covered bins or galvanized iron receptacles.
 7. Any trash, litter, rags, accumulations or empty barrels, boxes, crates, packing cases, mattresses, bedding, excelsior, packing hay, straw or other packing material, lumber not neatly piled, scrap iron, tin or other metal not neatly piled, or anything whatsoever in which flies or rats may breed or multiply or which may be a fire hazard.
- N. The permitting to remain outside any dwelling, building, or other structure, or within any unoccupied or abandoned building, dwelling, or other structure, in a place accessible to children, any abandoned, unattended, or discarded ice chest, refrigerator or other airtight contained, which does not have the door, lid or other locking device removed.
- O. Any pit, hole, basin or excavation which is unguarded or dangerous to life or has been abandoned, or is no longer used for the purpose constructed, or is maintained contrary to statutes, ordinances, or regulations.
- P. Any well or storage tank permitted to remain on any public or private property without being securely closed or barring any entrance or trap door thereto, or without filling or capping any well.
- Q. The repair or abandonment of any automobile, truck, or other motor vehicle of any kind upon the public streets or alleys of the city.
- R. The keeping or permitting the existence of any bees or other insects, reptiles, rodents, fowl, or any other animals, domestic or wild, in any manner contrary to law, or which affect the safety of the public.
- S. The existence of any fence, other structure, or thing on private or public property abutting or fronting upon any public street, sidewalk, or place, which is sagging, leaning, fallen, decayed or is otherwise dilapidated and creating an unsafe condition.
- T. The existence of any vine, shrub, or plant growing on, around, or in front of any fire hydrant, utility pole, utility box, or any other appliance or facility provided for fire protection, public or private utility purposes in such a way as to obscure from view or impair access thereto.

- U. Except for any designated public park land, natural area, or environmentally sensitive area, or any undeveloped parcels of land not adjacent to developed areas or which are used for agricultural purposes, all grasses, weeds, or other vegetation growing or which has grown and died, which is determined to be a fire or safety hazard or a nuisance to persons, shall not exceed twelve inches (12") in height measured above the ground.
 - 1. The above exception may be waived and additional maintenance required by the Code Enforcement Officer if he determines such action is necessary to protect the safety of persons or adjoining property.
 - 2. All maintenance shall be done in a manner so that soil stability will not be disrupted or disturbed. Grass, weed, or vegetation control shall not include plowing, discing, or scraping the soil to eliminate the grasses, weeds, or other vegetation unless a soil stabilization plan, which will minimize blowing dust and maintain soil stability and which shall be approved by the city prior to any plowing, discing, or scraping, is implemented immediately.
- V. The existence of any dead, diseased, infected, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons.
- W. The existence of any accumulation of materials or objects in a location when the same endangers property, safety or constitutes a fire hazard.
- X. The depositing or burning or causing to be deposited or burned in any street, alley, sidewalk, parkway or other public place which is open to travel, of any hay, straw, paper, wood, boards, boxes, leaves, manure or other rubbish or material.
- Y. The storage or keeping on any premises for more than thirty days of any used or unused building materials as defined in Section 8.14.010 (F), whose retail cost new would exceed one hundred dollars, without a special permit from the building official; provided, that nothing herein shall:
 - 1. Prohibit such storage without a permit when done in conjunction with a construction project for which a building permit has been issued and which is being prosecuted diligently to completion.
 - 2. Prohibit such storage without a permit upon the premises of a bona fide lumber yard, dealer in building materials or other commercial enterprise when the same is permitted under the zoning ordinance and other applicable laws.
 - 3. Make lawful any such storage or keeping when it is prohibited by other ordinances or laws.
- Z. The existence on any premises of any unused and abandoned trailer, house trailer, automobile, boat or other vehicle or major parts thereof.
- AA. The keeping or maintenance in any area on private property which is clearly visible from a public street, sidewalk, park or other public area any accumulation, collection or untidy storage of any of the following: old appliances or parts thereof; old iron, steel, aluminum or other metal; inoperable vehicles, vehicle parts, machinery or equipment; mattresses, bedding, clothing, rags or cloth; straw, packing materials, cardboard or paper, tin cans, wire, bottles, glass, cans, barrels, bins, boxes, containers, ashes, plaster or cement; or wood. This determination shall not apply to conditions completely enclosed within a building or fencing so as not to be visible from public property.
- BB. The keeping, permitting or harboring of any fowl, pigeons, rabbits, hoofed or cloven footed animals, except for caged birds kept within a residence or business.

- CC. The depositing of any debris, vegetation, lawn clippings, lumber piles, wood piles, auto parts or bodies, garbage and the like, or storing of any material of any kind, provided that in residential zones that shall include garbage cans or refuse containers in the alleys of the city, except on garbage pickup day.
- DD. The existence of graffiti, which is defined as a defacing, damaging, or destructive inscription, figure or design painted, drawn or the like, on the exterior of any building, fence, gate, or other structures or on rocks, bridges, trees, or other real or personal property.
- EE. The locating of automobiles, trucks, recreational vehicles, trailers, boats, or any other vehicles, vessels, or the like for the purpose of advertising its sale on property located in any commercial or industrial zone not owned by the seller.
- FF. The permitting of any condition or situation where the soil has been disrupted, disturbed, or destabilized so as to allow blowing dust to exist.
- GG. The existence on any premise any unsecured, unused, or abandoned building or structures.
- HH. For any building the existence of any broken glass in windows or doors for more than thirty (30) days.
- II. Buildings or portions thereof that have faulty weather protection, such as openings in walls and roofs. Faulty weather protection shall include temporary weather barriers, such as tarps, plastic or similar material, left in place for more than thirty (30) days.
- JJ. Any building which has a window, door, or other exterior opening closed by extrinsic devices or some other manner, with material that has not been painted to match or compliment the buildings exterior or remains boarded up for more than sixty (60) days.
- KK. Any boarded up building that remains boarded up for more than ninety (90) days.
- LL. Permitting any violation of RCW 59.18.510 in any rental dwelling unit.
- MM. Criminal street gangs and any pattern of criminal street gang activity are each declared to be a public nuisance in violation of this chapter and other applicable code provisions, including but not limited to the Uniform Code for the Abatement of Dangerous Buildings and State Housing Code, subject to abatement through all available means. In addition thereto and without limitation, any pattern of criminal street gang activity upon, and the presence and use of property by, a criminal street gang, with the owner's knowledge or consent, constitutes a public nuisance and grounds for revocation of any permit or license regulating or authorizing the use of such property.



NOTICE TO CORRECT UNSAFE OR UNLAWFUL CONDITION

DATED: 5/6/2014

ISSUED TO: Pedro Sanchez
812 S 4th Ave
Pasco, Wa. 99301-5708

LOCATION OF UNLAWFUL CONDITION: 1170 S Grand dr, Moses Lake, WA 98837

DESCRIPTION: Weeds and grasses in excess of 12" in height are present in the front yard and along the driveway of this home.

Moses Lake Municipal Code Section No.: 8.14.030U Maintenance of grasses, weeds, etc

As owner, agent, lessee, other person occupying or having charge or control of the building, lot or premises at 1170 S Grand dr, you are hereby notified that the undersigned, pursuant to Chapter 8.14.030U of the Moses Lake Municipal Code, has determined that there exists upon or adjoining said premises the following conditions:

Weeds and grasses in excess of 12" in height are present in the front yard and along the driveway of this home.

This is contrary to the provisions of the Moses Lake Municipal Code Section number 8.14.030U

8.14.030U Except for any designated public park land, natural area, or environmentally sensitive area, or any undeveloped parcels of land not adjacent to developed areas or which are used for agricultural purposes, all grasses, weeds, or other vegetation growing or which has grown and died, which is determined to be a fire or safety hazard or a nuisance to persons, shall not exceed twelve inches (12") in height measured above the ground.

1. The above exception may be waived and additional maintenance required by the Code Enforcement Officer if he determines such action is necessary to protect the safety of persons or adjoining property.

2. All maintenance shall be done in a manner so that soil stability will not be disrupted or disturbed. Grass, weed, or vegetation control shall not include plowing, discing, or scraping the soil to eliminate the grasses, weeds, or other vegetation unless a soil stabilization plan, which will minimize blowing dust and maintain soil stability and which shall be approved by the city prior to any plowing, discing, or scraping, is implemented immediately.

Exhibit 2
Page 1 of 2

You are notified to correct said condition to the satisfaction of the undersigned within 10 days of the date of this notice. If you do not correct the condition within the specified time period, a notice and order to correct the condition will be issued to you, which can result in a penalty being imposed.

CORRECTION REQUIRED:

Weeds and grasses must be cut down and or removed from these areas.

I would like to thank you in advance for your cooperating efforts. If you have questions or need clarification on any of the above-mentioned items, please give me a call at 509-764-3748 or come see me at City Hall.

Sincerely,

A handwritten signature in cursive script that reads "Brett Hollen".

Brett Hollen

Code Enforcement

bhollen@cityofml.com



CITY OF
MOSES LAKE

CITY OF MOSES LAKE

NOTICE OF VIOLATION AND ORDER TO CORRECT OR CEASE ACTIVITY

TO: Pedro Sanchez
812 S 4th Ave
Pasco, Wa. 99301-5708

NOTICE OF VIOLATION

Provisions of the City of Moses Lake Code Violated:

Moses Lake Municipal Code 8.14.030U

Street Address of Violation:

1170 S Grand dr, Moses Lake, WA 98837

Brief Legal Description of Property Where Violation Exists:

Lot 9 Block Hayden Estates Second Add 111956000

YOU ARE HEREBY ORDERED TO CORRECT OR CEASE THE ACTIVITY AS FOLLOWS:

Action Necessary to Correct Violation:

Weeds and grasses must be cut down and or removed from these areas.

Time by Which Violation is to be Corrected or Activity Ceased

The City is requiring these corrections listed on this Notice and Order be accomplished by

Sunday, June, 01, 2014

YOU ARE FURTHER NOTIFIED THAT THE MOSES LAKE CITY CODE PROVIDES FOR THE FOLLOWING PENALTIES:


Exhibit 3
Page 1 of 2

1. Any violation for which a Notice of Violation and Order to Correct or Cease Activity has been issued but which has not been corrected within the the time specified shall incur a civil penalty of two hundred fifty dollars (\$250) per day up to a sum of five thousand dollars (\$5000), beginning on the day the correction was to be completed. The cumulative penalty provided for in this paragraph shall not accrue while an appeal is pending, nor shall the penalty preclude the initiation of appropriate legal action to correct the violation. [1.20.050(E)(1)].
2. If a penalty has been assessed pursuant to 1.20.050(E)(1), a Court shall assess that penalty and any additional penalty the Court considers appropriate plus court costs and attorney's fees.

YOU MAY APPEAL THIS NOTICE AND ORDER TO THE HEARING EXAMINER WITHIN TEN (10) DAYS, PURSUANT TO SECTION 20.03.050 OF THE MOSES LAKE CITY CODE AND BY PAYMENT OF AN \$800 FEE.

YOU ARE FURTHER NOTIFIED THAT IF THE AFOREMENTIONED VIOLATION IS NOT CORRECTED AS SPECIFIED HERIN THIS MATTER WILL BE REFERRED TO THE CITY ATTORNEY FOR CIVIL ENFORCEMENT BY INJUNCTION OR OTHER APROPRIATE ACTION.

Dated this Thursday, May 22, 2014



Brett Hollen
Code Enforcement
City of Moses Lake
509-764-3748





05/06/2014 07:50



05/06/2014 07:50

June, 24, 2014

Pedro Sanchez
812 S 4th Ave
Pasco, Wa. 99301-5708



Re: Hearing to Permit City Abatement of Nuisance

Property located at: 1170 S Grand dr, Parcel 111956000, Moses Lake, WA 98837

Via Regular Mail and Return Receipt Mail

Pedro Sanchez

You are identified in the records of the Grant County Assessor as the record owner of real property located within the City of Moses Lake described as: Lot 9 Block Hayden Estates Second Add.

This property is located at: 1170 S Grand dr, Parcel 111956000, Moses Lake, WA 98837

On Thursday, May 22, 2014 the City of Moses Lake mailed to you by regular mail and return receipt mail a Notice of Violation and Order to Correct or Cease Activity within the time allowed by the City Code. The time specified in that Notice of Violation and Order to Correct or Cease Activity has expired without compliance. As of June 24, 2014, the nuisance located on the subject property has not been corrected or removed.

Pursuant to Moses Lake Municipal Code (MLMC) 8.14.070 the City of Moses Lake is giving you notice that it will conduct a hearing before the Moses Lake City Council at the Council's regular meeting on Tuesday, July 08, 2014 which is more than ten days from the date of this letter. That meeting will begin at 7:00 p.m. in the Council Chambers in the Moses Lake Civic Center. The purpose of this hearing is for the City Council to determine if a nuisance exists on your property and if a nuisance is found to exist to direct the abatement of that nuisance by use of City contracted forces. The cost of that abatement will be assessed against you as the owner of the subject property. At that hearing all persons interested in the abatement of the nuisance existing on the subject property will have the opportunity to be heard under oath. At that time, you may present all relevant evidence you wish for the City Council to consider, whether that be documents, photos, or live testimony from yourself or others. At the conclusion of that hearing, it is expected the City Council will determine if an abatement of a nuisance located on the subject property should take place and when.

THIS HEARING IS IMPORTANT. YOUR FAILURE TO PARTICIPATE MAY IMPACT IMPORTANT RIGHTS IN YOUR PROPERTY.

If you have any questions, you may contact the City Manager's Office at the Moses Lake Civic Center, 401 S. Balsam, Moses Lake, WA, phone 509-764-3701.

Sincerely,

Rick Rodriguez

Code Enforcement Officer

cc: City Manager
City Attorney
Community Development Director

Exhibit 5

July 1, 2014

TO: City Manager
For City Council Consideration

FROM: Municipal Services Director

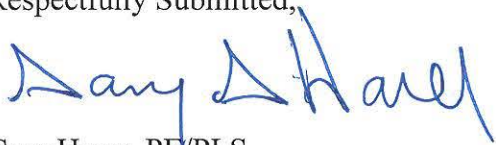
SUBJECT: **Request to Call for Bids**
Clover Lift Station Project – 2014

Staff is nearing completion of the plans and specifications for the Clover Lift Station Project – 2014. The project includes complete reconstruction of the existing lift station including new pumps and electrical, site grading, and site improvements.

The estimated construction cost for the project is \$330,000. Preliminary plans and specifications will be available at the engineering office for review.

Staff is requesting to advertise this contract for bids.

Respectfully Submitted,



Gary Harer, PE/PLS
Municipal Services Director

July 2, 2014

TO: City Manager for Council Consideration

FROM: Community Development Director

SUBJECT: Draft Shoreline Master Program - Recommendation to Department of Ecology

The City Council at their regular scheduled meeting on June 24th considered the final Draft Shoreline Master Program (SMP) and closed the public hearing on the Draft plan. Staff mentioned to the Council that the comment period would remain open until June 30th in order to comply with the 60-day notice of intent to adopt requirements (RCW36.70A.106/WAC 173-26-100(5)). Comments were received after the June 24th City Council meeting and within the June 30th comment period deadline. The only comments received after the June 24th meeting were from the Washington State Department of Ecology (DOE). Attached are the DOE comments.

Procedurally, the City Council has conducted a public hearing and comments were received. Prior to approval of the Draft SMP, the City Council must prepare a responsive summary within the 60-day notice period and prior to SMP approval. Given the DOE comments received, the Council is not in a position to make a recommendation on the Draft SMP until after a responsive summary is prepared.

The City Council should consider the comments received on the Draft SMP and direct staff on how to proceed. The Council should keep in mind the local approval process and consider preparing a responsive summary.

Respectfully submitted

A handwritten signature in blue ink, appearing to be 'GA' or similar initials, written over the printed name.

Gilbert Alvarado
Community Development Director

June 27, 2014

TO: City Manager for Council Consideration
FROM: Community Development Director
SUBJECT: Platting Deemed Insufficient - 1102 Terrace

Dale and Debra Hellewell submitted a building permit application for the W 51' of Lot 4 and the E 32' of Lot 5, Block 4, North Terrace Addition, located at 1102 Terrace Avenue, which are legally platted parcels. At the time the property was platted, the development did not require municipal improvements that are now required with current plats. Municipal improvements could include the extension or provision of City water, sewer, storm sewer, curb, sidewalks, street or other provisions. Since the legally platted parcel does not meet our current municipal improvements standards, it falls under the provisions of MLMC 16.02.110, Platting Deemed Insufficient.

A building permit cannot be issued for this property unless the property is brought into conformance with the standards of our current plat improvements or the City Council grants a waiver, deferral, or deviation from the requirements to install the deficient plat improvements. The applicant has chosen to request a deferral from the requirement to install improvements pursuant to MLMC 16.02.110 B.

The City Council has considered requests in the past for building permits for parcels that fall under the provisions of MLMC 16.02.110. The provisions of MLMC 16.02.110(B) were considered in the granting of such requests. If the Council is inclined to grant the request, staff would recommend that a covenant securing future municipal improvements be required.

Respectfully submitted

A handwritten signature in blue ink, appearing to be 'G. Alvarado', with a stylized, cursive-like script.

Gilbert Alvarado
Community Development Director

GA:jt

CITY OF MOSES LAKE MUNICIPAL CODE
CHAPTER 16.02 - BUILDING PERMITS

16.02.100 Revocation of Business License: Failure or refusal to comply with any provision of this Chapter or an order or directive of the Building Official issued pursuant hereto shall constitute grounds for revocation of the violators city business license following a hearing as provided in this Code. (Ord. 2330, 6/12/07; Ord. 2172, 7/27/04; Ord. 2073, 7/23/02)

16.02.110 Platting Deemed Insufficient - When:

A. Property located within the city which is presently platted and which property was platted without the extension or provision of city water, city sewer, storm sewer, curb, sidewalk, streets or other improvements through some or all of the lots of the plat shall be deemed to be unplatted for purposes of the issuance of any development permit or building permit. Any lot so affected shall be permitted to develop and a building permit will be issued upon the installation of city water, city sewer, storm drains, curbs, sidewalks, streets, and other improvements to community standards, including fire protection devices, or upon the posting of security in an amount approved by the city, which is equal to the estimated cost of the extensions and/or improvements remaining to be installed through the lot, in a form acceptable to the City Attorney to insure the construction of the required improvements and extensions at the same time as construction of the building for which the building permit was issued or at the time of the improvement of the affected lot.

B. Any property owner can make application to the City Council for a waiver, deferral, or deviation from or of the requirement to install improvements. A waiver, deferral, or deviation from or of the requirement to install improvements shall not be granted unless the City Council finds that because of the nature of the property, its topography, the conditions or nature of the adjoining areas or the existence of unusual physical conditions, the requirement to install improvements would cause an unusual and unnecessary hardship on the property owner. In granting a waiver, deferral or deviation from or of the requirements to install improvements, the City Council may require such conditions as will secure the objectives of the requirement waived, deferred, or deviated from or of. Any waiver, deferral, or deviation authorized shall be entered in the minutes of the Moses Lake City Council together with the circumstances that justify the waiver, deferral, or deviation granted. (Ord. 2564, 6/22/10; Ord. 2391, 5/13/08)



RECEIVED
CITY OF MOSES LAKE
Community Development
JUN 13 2014
132104 Balsam St
Moses Lake, WA 98837
(509) 764-3756
(509) 764-3758 Fax
COMMUNITY DEVELOPMENT
PLANNING
CITY OF MOSES LAKE

FOR STAFF USE

Permit Number: 26140188
Application Date: 6/11/14
Staff Representative: KW

BUILDING PERMIT APPLICATION

Street Address: 1102 Terrace Ave
Assessor's Tax Parcel Number(s): 110504000
Legal Description/Subdivision Name: NORTH TERRACE BLOCK 4 W51' Lot 4 E32' Lot 5
Project Description: Valley Country Cottage doublewide Mfg. Home

Building Permit	Change in Use	Grading	Manufactured Home Permit		
Relocation	Sign	Tenant (New/Change)	Other		
Lot Area:	Zoning: <u>R3</u>	Corner Lot?:			
Setbacks	Front: <u>33'-2</u>	Rear: <u>60'-2</u>	Left: <u>16'</u>	Right: <u>15'</u>	Exterior Side: (Corner Lots)

OWNER/APPLICANT INFORMATION

Indicate who should be contacted regarding this project

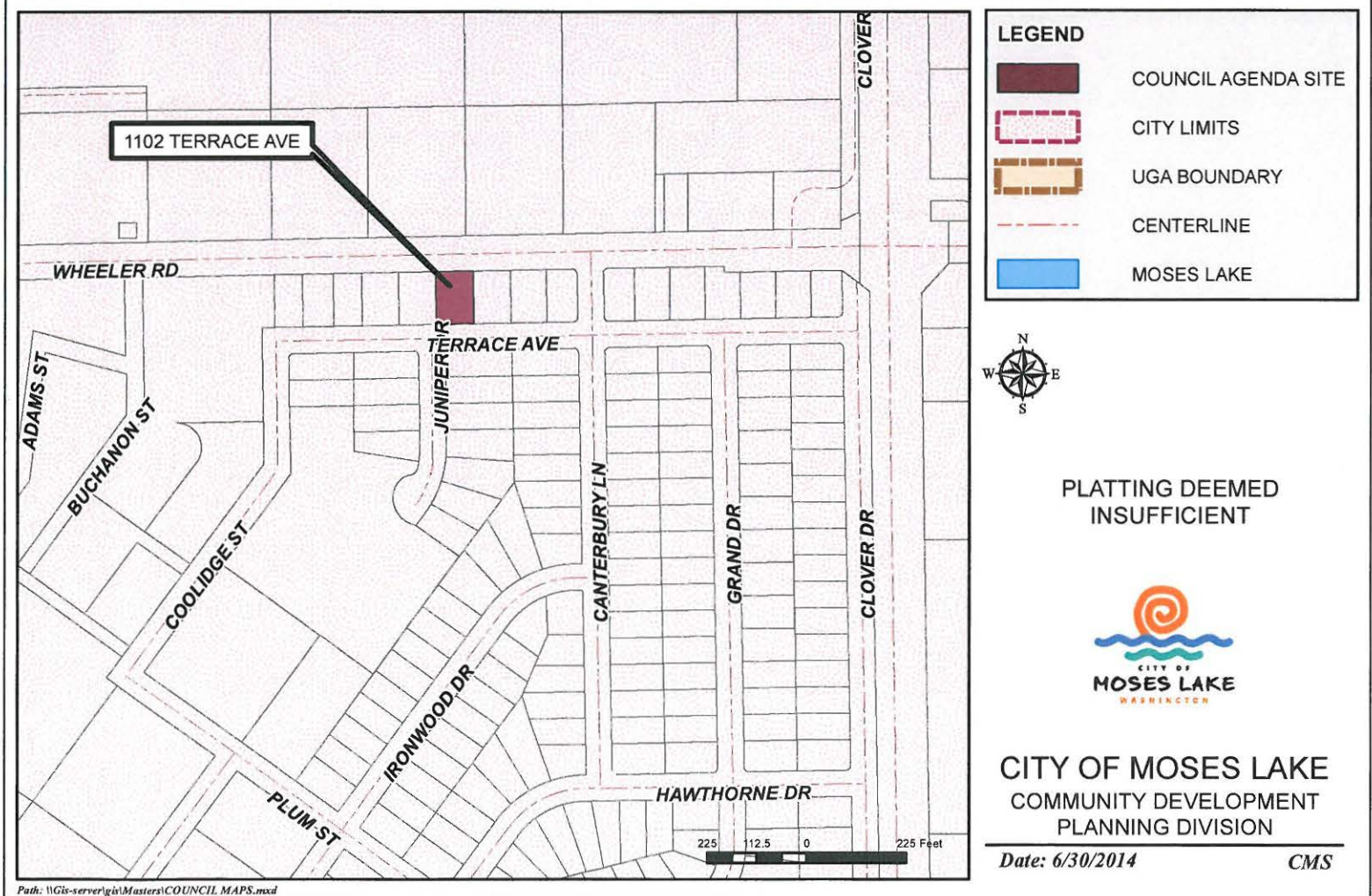
Owner: <u>H Dale Hellewell</u>	Phone: <u>509 431 0870</u> Fax:	Applicant: <u>H Dale Hellewell</u>	Phone: <u>509 431 0870</u> Fax:
Mailing Address: <u>9390 Road A SW</u>		Mailing Address: <u>9390 Road A SW</u>	
City, State, Zip <u>Othello WA 99344</u>		City, State, Zip <u>Othello WA 99344</u>	
Contractor: <u>ANDY FLORES</u>	Phone: <u>509 787 4494</u> Fax: <u>509 787 4494</u>	Architect/Engineer:	Phone: Fax:
Mailing Address: <u>PO Box 1001</u>		Mailing Address:	
City, State, Zip <u>EPHRAATA WA 98823</u>		City, State, Zip	
WA State Contractor License # <u>FLOREAR000CN</u>	City Business License #	Contact Name:	
Expiration date: <u>2-28-15</u>			

PROJECT INFORMATION

Cost of Project:

Building Information

Occupancy Group <u>R3</u>	Construction Type <u>MFG HOME</u>	Dimensions <u>26'-8 x 52</u>	Building height to peak <u>14'</u>
# of stories <u>1</u>	Main floor sq ft <u>1386</u>	2nd floor sq ft <u>NONE</u>	Unfinished basement sq ft <u>NONE</u>
Garage sq ft <u>NONE</u>	Deck sq ft	Covered Porch sq ft	Heat Source <u>Electric Heat Pump</u>



June 27, 2014

TO: City Manager for Council Consideration
FROM: Community Development Director
SUBJECT: Platting Deemed Insufficient - 1140 Pioneer Way

Bud Clary Ford submitted a building permit application for Lot 3 less Tax #14395, Swanson Addition Amendment, located at 1140 S. Pioneer Way, which is a legally platted parcel. At the time the property was platted, the development did not require municipal improvements that are now required with current plats. Municipal improvements could include the extension or provision of City water, sewer, storm sewer, curb, sidewalks, street or other provisions. Since the legally platted parcel does not meet our current municipal improvements standards, it falls under the provisions of MLMC 16.02.110, Platting Deemed Insufficient.

A building permit cannot be issued for this property unless the property is brought into conformance with the standards of our current plat improvements or the City Council grants a waiver, deferral, or deviation from the requirements to install the deficient plat improvements. The applicant has chosen to request a deferral from the requirement to install improvements pursuant to MLMC 16.02.110 B.

The City Council has considered requests in the past for building permits for parcels that fall under the provisions of MLMC 16.02.110. The provisions of MLMC 16.02.110(B) were considered in the granting of such requests. If the Council is inclined to grant the request, staff would recommend that a covenant securing future municipal improvements be required.

Respectfully submitted

A handwritten signature in blue ink, appearing to be 'GA', is written over the text 'Respectfully submitted'.

Gilbert Alvarado
Community Development Director

GA:jt

CITY OF MOSES LAKE MUNICIPAL CODE
CHAPTER 16.02 - BUILDING PERMITS

16.02.100 Revocation of Business License: Failure or refusal to comply with any provision of this Chapter or an order or directive of the Building Official issued pursuant hereto shall constitute grounds for revocation of the violators city business license following a hearing as provided in this Code. (Ord. 2330, 6/12/07; Ord. 2172, 7/27/04; Ord. 2073, 7/23/02)

16.02.110 Platting Deemed Insufficient - When:

- A. Property located within the city which is presently platted and which property was platted without the extension or provision of city water, city sewer, storm sewer, curb, sidewalk, streets or other improvements through some or all of the lots of the plat shall be deemed to be unplatted for purposes of the issuance of any development permit or building permit. Any lot so affected shall be permitted to develop and a building permit will be issued upon the installation of city water, city sewer, storm drains, curbs, sidewalks, streets, and other improvements to community standards, including fire protection devices, or upon the posting of security in an amount approved by the city, which is equal to the estimated cost of the extensions and/or improvements remaining to be installed through the lot, in a form acceptable to the City Attorney to insure the construction of the required improvements and extensions at the same time as construction of the building for which the building permit was issued or at the time of the improvement of the affected lot.
- B. Any property owner can make application to the City Council for a waiver, deferral, or deviation from or of the requirement to install improvements. A waiver, deferral, or deviation from or of the requirement to install improvements shall not be granted unless the City Council finds that because of the nature of the property, its topography, the conditions or nature of the adjoining areas or the existence of unusual physical conditions, the requirement to install improvements would cause an unusual and unnecessary hardship on the property owner. In granting a waiver, deferral or deviation from or of the requirements to install improvements, the City Council may require such conditions as will secure the objectives of the requirement waived, deferred, or deviated from or of. Any waiver, deferral, or deviation authorized shall be entered in the minutes of the Moses Lake City Council together with the circumstances that justify the waiver, deferral, or deviation granted. (Ord. 2564, 6/22/10; Ord. 2391, 5/13/08)



Chevrolet • Chrysler • Dodge • Ford • Honda
Jeep • Ram • Scion • Subaru • Toyota

Longview • Moses Lake • Yakima

June 04, 2014

City Council
City of Moses Lake
401 S Balsam
Moses Lake WA 98837

RECEIVED

JUN 17 2014

COMMUNITY DEVELOPMENT
PLANNING & BUILDING
CITY OF MOSES LAKE

RE: Ford of Moses Lake Expansion and Renovation
Request for waiver/deferral of Street improvements
East State Street

Council;

Under Section 16.02.110.A of the Moses Lake Municipal code our expansion and renovation project for Ford of Moses Lake is required to install sidewalks, street and curb to the centerline of an undeveloped street. The current unimproved East State Street is a dead end cul-de-sac with developed multiple family housing to the west of our project site. The property to the south is currently undeveloped. Construction of partial street improvements to East State street south will result in a partial street improvement without connection to improved Balsam Street west of the project.

Based on the nature of existing undeveloped street improvements on East State Street, west of the project we request a waiver/deferral to Section 16.02.110.A as allowed in Section 16.02.110.B until such time as East State Street is developed to Balsam Street and the property on the south side of East State Street is developed.

Should you have any additional questions or require additional information to make your determination please contact Strotkamp Architects, David Estes, at 425-316-8979 or 206-979-8320.

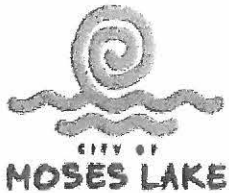
Thanks you for your consideration on this issue

Sincerely yours


Jim Clary
President
Clary Moses Lake Properties LLC

CC: David Estes, Strotkamp Architects
Tom Strotkamp, Strotkamp Architects
Kelly Vernon, JHKelly Contractors

RECEIVED



CITY OF MOSES LAKE
Joint Community Development
321 S Balsam St
Moses Lake, WA 98837
PLANNING & BUILDING (509) 764-3756
CITY OF MOSES LAKE (509) 764-3758 Fax

FOR STAFF USE

Permit Number: 20140199

Application Date: 6/17/14

Staff Representative: KW

BUILDING PERMIT APPLICATION

Street Address: 1140 S. Pioneer Way
Assessor's Tax Parcel Numbers(s): 11127004 & 11127006
Legal Description/Subdivision Name: Lot 2 & 3 of Survey A.F.H. 1270343 w/amendment
Project Description: addition & renovation to existing car dealership

Building Permit <input checked="" type="checkbox"/>	Change in Use	Grading <input checked="" type="checkbox"/>	Manufactured Home Permit
Relocation	Sign	Tenant (New/Change)	Other

Lot Area: 193,112 sq ft (4.43 ac) Zoning: C2 Corner Lot?: No

Setbacks	Front: 15'	Rear: 15'	Left: 0	Right: 0	Exterior Side: NA. (Corner Lots)
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OWNER/APPLICANT INFORMATION

Indicate who should be contacted regarding this project

Owner: CLARY MOSE LAKE	Phone: 360-423-1700	Applicant: STROTAKAMP ARCHITECT	Phone: 425-316-8979
Fax: PROPERTIES LLC			

Mailing Address: 1030 Commerce Ave.	Mailing Address: P.O. 501
City, State, Zip: Longview WA 98632	City, State, Zip: Burlington WA 98233

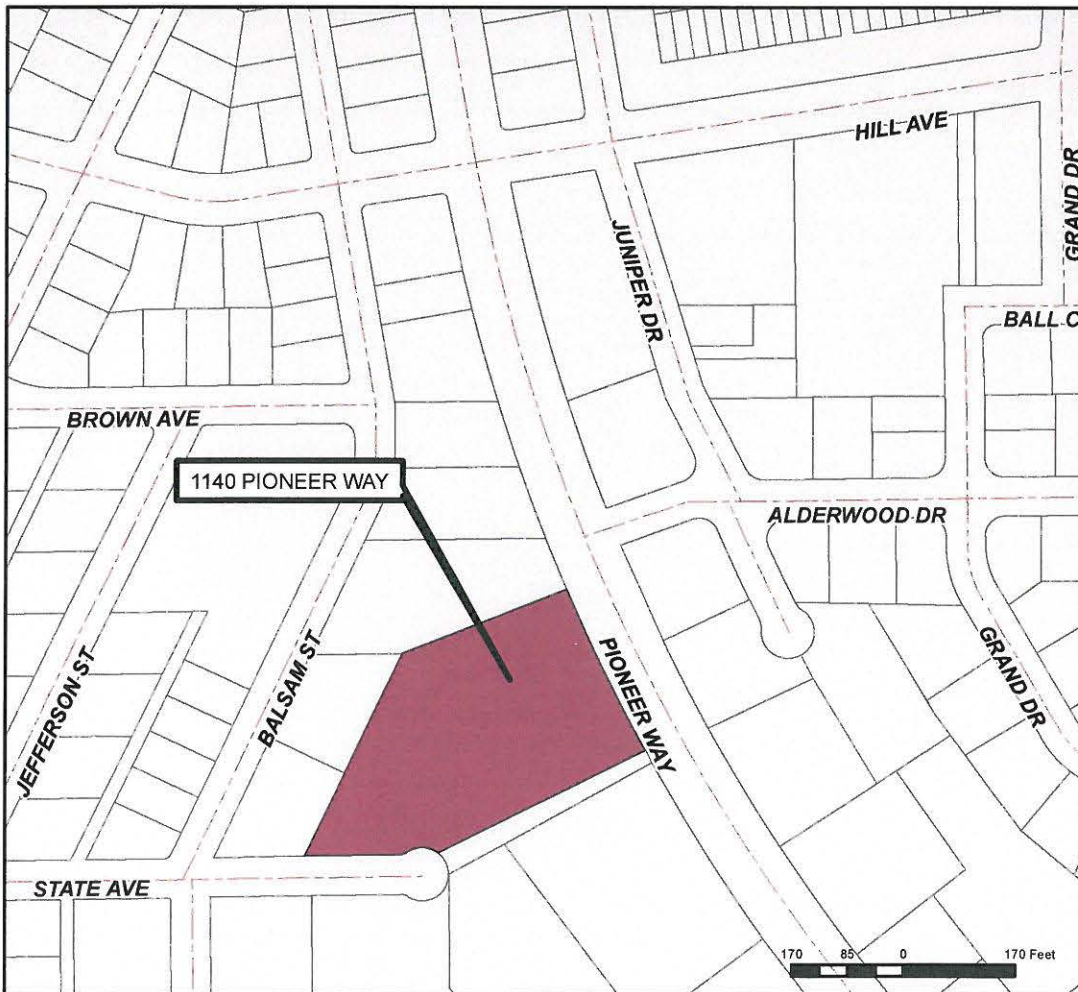
Contractor: JHKELLY LLC	Phone: 360-585-3121	Architect/Engineer: STROTAKAMP ARCHITECTS	Phone:
Fax:			
Mailing Address: 821 3rd AVE	Mailing Address: P.O. Box 501		
City, State, Zip: Longview WA 98632	City, State, Zip: Burlington WA 98233		
WA State Contractor License#: JHKELLY0494KP	City Business License #: 9357	Contact Name: DAVID STROTAKAMP	206-979-8320
Expiration date: 5/11/2016			

PROJECT INFORMATION

Cost of Project: \$2,086,275.00

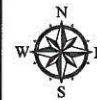
Building Information

Occupancy Group: B & S	Construction Type: III-B	Dimensions: 190 x 135	Building height to peak: 24'-0"
# of stories: 1 + mezzanine.	Main floor sq ft: 20594	2nd floor sq ft: 11504	Unfinished basement sq ft: NA
Garage sq ft: NA	Deck sq ft: NA	Covered Porch sq ft: NA	Heat Source: EXIST



LEGEND

- COUNCIL AGENDA SITE
- CITY LIMITS
- UGA BOUNDARY
- CENTERLINE
- MOSES LAKE



PLATTING DEEMED
INSUFFICIENT



CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Date: 6/30/2014

CMS

July 1, 2014

TO: City Manager
For City Council Consideration

FROM: Municipal Services Director

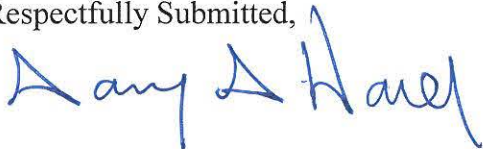
SUBJECT: **Request for Group B Water System**
Bob Hammon – Lot 6, less Kopps Golden Acres

Bob Hammon requests approval to allow a Group B water system to serve Lot 6, less Kopps Golden Acres. Bob is planning on subdividing this parcel. This property is within the City's unincorporated UGA, which is the City's water service area.

The Grant County Coordinated Water System Plan requires approval from the City before creating new Group A and Group B water systems within its service area. It must be shown that it is unreasonable to connect to the City's water system. The City's water main would need to be extended approximately 4,000 feet to serve this property.

This request is presented for Council consideration.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Gary Harer". The signature is fluid and cursive, with the first name "Gary" and last name "Harer" clearly distinguishable.

Gary Harer, PE/PLS
Municipal Services Director

Request for city water and sewer

June 24 2014

Property is located on the West side of the lake at the South end of Kopps Lane just past Moses Pointe Golf Course.

Tax # 121656000

Kopps Golden Acres Lot #6

Moses Lake City Council:

I am contacting you about the possibility of connecting my property to the city water supply.

I made a proposal to Grant County to long plat my 10 acres into eight home lots with a class B water system for potable water and using irrigation water from Moses Lake for landscape watering. The county is very supportive of my plan. It was during this process, that I discovered my property is in the Moses Lake UGA. When I approached the city planning dept to ask if I would be able to put a class B well in, my request was denied. I was told my next action would be to contact the city council as I am doing now.

The Moses Lake City water main which runs along Westside Drive ends one mile from my property. I feel the main reason the city did not extend the main past the entrance to the Moses Pointe Golf Course, is the 4000 feet after the end of the main is golf course property. Beyond the golf course property is a dead end road with approximately 12 existing homes currently on wells. It is my understanding that the city has no future plans to extend the water main from where it currently ends. Can you verify this or provide me with any plans the city might have to provide water to the remaining UGA property in my area. For me to extend the water line myself is more than the value of my property.

I am not sure how, why or when my parcel was declared part of the UGA but the property just west of me was not? Looking at the City of Moses Lake UGA map it just doesn't make too much sense.

The city made a decision to make my property a part of the UGA, now my greatest fear is the city has no plans to ever extend services to my property, won't allow me to have a well and causes my land to have almost a zero value. I don't think by any stretch of the imagination that this is a fare thing to do to anyone.

If the city and city council are unwilling to allow me a class B well or connect me to the water main, I would like to know what it would take to remove my property from the UGA.

Thank you very much for any help you can give us.

Bob and Jan Hammon

1030 Saint Andrews Dr
Cle Elum, WA 98922
Home 509-674-5525
Cell 206-940-4286

Repp Ln NE

Parcel 121656000

District Information

Owner Hammon, Robert G &
Janice K

Address

Westshore Drive

Westshore Drive

*Required 4,000 foot Water Main
Extension*

Westshore Drive

*Moses Pointe
Golf Course*

City Water Main



June 2014

Billie Munoz
City of Moses Lake
PO Box 1579
Moses Lake, WA 98837

Dear Billie,

Congratulations on earning the 2014 AWC Employee Benefit Trust WellCity Award! City of Moses Lake is one of 96 cities and quasi-municipal entities that have earned the Trust's WellCity Award. You'll also receive a 2% premium discount on your medical premiums in 2015.

Award materials

Your WellCity Award road sign, 2014 year plate, window clings and wellness committee certificates are attached. Remember to affix your 2014 plate to your WellCity Award plaque, showing your continuing health promotion efforts. Remember to reapply each year to maintain your WellCity status and 2% discount.

WellCity recognition

Be sure to read the May/June issue of *Cityvision* magazine and look for the ad celebrating WellCities – it's right on the back cover. A banner showcasing WellCities was displayed at the AWC Annual Conference, and will be displayed at Member Programs Expo and Healthy Worksite Summit. The Annual Conference Awards Breakfast featured a WellCity video and slideshow.

The enclosed WellCity brochures feature those that earned the Award. We've included some extras for you to share with your council and wellness committee, or to display in your lobby. You can access the WellCity press release template on our website in the Trust's members only Wellness/WellCity Awards section.

It takes commitment

Employers play a vital role in building a workplace that supports healthy behaviors. Earning the WellCity Award takes a commitment by your elected officials, management and staff. The comprehensive requirements reflect a broad-based strategy supporting employee health and productivity resulting in reduced health care costs.

Thank you for your commitment to employee health and the leadership you have shown among Washington cities and towns and across the nation. Your wellness program is a model for others to emulate.

If you need additional certificates, window clings or brochures, contact Laura Langston at laural@awcnet.org.

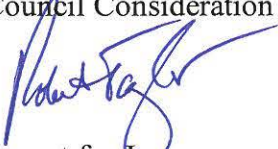
Sincerely,



Mike McCarty
Chief Executive Officer

cc: Dick Deane, Mayor
Joseph Gavinski, City Manager

July 1, 2014

TO: City Manager for Council Consideration
FROM: Finance Director 
SUBJECT: Ambulance Cash Report for June

Please find the attached Ambulance Cash Report for the month ending June 30, 2014.

Cc: Fire Chief

AMBULANCE CASH OPERATION

		JAN	FEB	MAR	APR	MAY	JUNE		Y-T-D
REVENUE									
Collected on ALS/BLS/mileage	\$	82,370.41	96,096.47	95,030.05	108,506.26	144,605.52	134,974.69	\$	661,583.40
Utility charge		81,391.66	69,169.30	74,526.54	75,807.51	77,187.52	72,774.19		450,856.72
State grant - Stay at work				1,649.81					1,649.81
State grant - EMS					1,473.00				1,473.00
Reimbursement from police						44.86			44.86
Reimbursement from fire		11,048.76	7,240.96	7,467.88	10,668.25	8,332.50	6,672.81		51,431.16
misc					278.00				278.00
closure of debt service									-
total cash received from operations	\$	174,810.83	172,506.73	178,674.28	196,733.02	230,170.40	214,421.69	\$	1,167,316.95
EXPENDITURE									
labor	\$	154,481.74	93,661.02	103,067.11	104,461.15	103,173.15	106,885.86	\$	665,730.03
benfits		45,583.23	39,660.90	40,762.36	40,471.12	40,567.91	39,745.06		246,790.58
supplies		3,270.14	5,425.04	4,989.53	6,072.06	5,259.76	4,448.58		29,465.11
services/repairs		22,146.74	24,390.21	25,706.71	29,551.96	25,510.32	30,744.24		158,050.18
transfers		33,850.00	33,855.00	33,855.00	33,855.00	33,855.00	33,855.00		203,125.00
capital purchases		-	-						-
interest		-	-		1,014.95	-			1,014.95
total expenditures	\$	259,331.85	196,992.17	208,380.71	215,426.24	208,366.14	215,678.74	\$	1,043,340.68
Net income (loss) before G.F. contribution		(84,521.02)	(24,485.44)	(29,706.43)	(18,693.22)	21,804.26	(1,257.05)		(136,858.90)
contribution from general fund		22,980.00	22,982.00	22,982.00	22,982.00	22,982.00	22,982.00		137,890.00
net income (loss)	\$	(61,541.02)	(1,503.44)	(6,724.43)	4,288.78	44,786.26	21,724.95	\$	1,031.10
Cash position									
Sterling		195,958.44	179,802.59	174,148.89	140,405.08	148,482.10	180,172.41		
US Bank		84,168.87	98,793.75	97,657.02	111,298.15	146,522.98	105,210.29		
		280,127.31	278,596.34	271,805.91	251,703.23	295,005.08	285,382.70		
change in total cash from previous month		(62,425.99)	(1,530.97)	(6,790.43)	(20,102.68)	43,301.85	(9,622.38)		
SAAS		222	221	257	237	262			
billed		193	203	233	214				

July 2, 2014

TO: City Manager for Council Consideration

FROM: Finance Director

SUBJECT: Council Financial Report

The Council Financial Report for the period ended June 30, 2014 has been posted, for the Council and public review, on the City's website.

Respectfully submitted,



W. Robert Taylor, CGFM
Finance Director

June 20, 2014

TO: City Manager
FROM: Utility Account Technician
SUBJECT: Investment Report

A handwritten signature in black ink, appearing to be the initials 'JC' or similar, written in a cursive style.

Attached is the Investment Report for the month of May, 2014.

cc: Finance Director

Investment Report
MAY 2014

Investment With	Investment Type	Amount	Interest Rate	Purchase Date	Maturity Date	Interest Earned
Investments Outstanding						
Total Outstanding:		\$0.00				
Investment Maturities						
Grant County Invest Pool	Invest Acct	10,078,872.68	1.65	05/01/2014	05/31/2014	14,797.78
Wa. State Invest Pool	Invest Acct	5,049,411.25	0.92	05/01/2014	05/31/2014	399.03
Total Maturities:		15,128,283.93				
Investment Purchases						
Grant County Invest Pool	Invest Acct	11,093,670.46				
Wa. State Invest Pool	Invest Acct	6,126,272.89				
Total Purchases:		17,219,943.35				
Investment Totals						
Beginning Balance *		15,128,283.93				
Total Maturities		15,128,283.93				
Total Purchases		17,219,943.35				
Ending Balance *		17,219,943.35		Monthly Interest Earned		15,196.81

* Beginning Balance = Total Outstanding +Total Maturities

*Ending Balance = Beginning Balance - Total Maturities +Total Purchases



July 1, 2014

Honorable Mayor and
Moses Lake City Council

Dear Council Members

Attached is sales tax information for April 2014 sales which the City received on June 30, 2014. This report indicates the City received \$475,371.67. The \$475,371.67 in receipts for June, compares with June 2013 receipts of \$437,909.92. For the year, the 2014 receipts are approximately 9% higher than the 2013 receipts for the same period.

Also provided is the transient rental income report for income the City received on June 30, 2014. This report indicates June 30, 2014 income (for April sales) of \$41,151.98. This compares with \$38,830.04 for the same period in 2013. For the year, transient rental income receipts are approximately 4% higher than the 2013 receipts for the same period.

Respectfully submitted

Joseph K. Gavinski
City Manager

JKG:sg

Sales Tax Receipts - Monthly

Month Received	Sales Period	2010	2011	2012	2013	2014	YTD Change
Jan	Nov	373,688.80	367,830.83	403,504.15	401,499.05	430,110.34	7%
Feb	Dec	560,731.77	488,453.72	459,218.16	491,341.62	537,941.54	8%
Mar	Jan	276,352.86	324,247.20	331,644.01	373,707.66	443,309.81	11%
Apr	Feb	330,932.86	368,305.65	350,818.56	364,137.97	402,265.84	11%
May	Mar	402,951.97	456,738.86	405,657.25	475,345.89	476,064.44	9%
June	Apr	384,565.04	439,396.45	399,414.06	437,909.92	475,371.67	9%
July	May	380,216.47	431,750.56	419,629.64	478,822.77		
Aug	June	456,372.87	453,961.67	432,420.11	460,309.61		
Sept	July	407,935.17	411,796.14	407,813.31	457,908.37		
Oct	Aug	390,800.44	446,905.90	455,185.85	511,513.84		
Nov	Sept	438,011.36	411,689.43	422,198.39	465,603.85		
Dec	Oct	394,167.42	406,648.97	424,167.87	441,278.01		
Totals		4,796,727.03	5,007,725.38	4,911,671.36	5,359,378.56	2,765,063.64	

TRANSIENT RENTAL INCOME - MONTHLY TOTAL RECEIVED

MONTH RECEIVED	SALES PERIOD	2011	2012	2013	2014	YTD Change
JAN	NOV	39,728.66	25,073.90	37,239.62	33,221.58	-11%
FEB	DEC	25,155.98	26,277.18	19,145.26	28,737.22	10%
MAR	JAN	30,274.86	28,091.94	32,692.16	26,058.10	-1%
APRIL	FEB	35,015.70	22,286.68	22,967.86	31,468.50	7%
MAY	MAR	31,217.30	25,787.06	36,755.64	34,621.22	4%
JUNE	APRIL	43,150.52	35,334.86	38,830.04	41,151.98	4%
JULY	MAY	65,576.42	45,674.12	64,910.04		
AUGUST	JUNE	57,975.95	55,497.56	49,135.32		
SEPT	JULY	55,399.42	53,987.68	62,363.32		
OCT	AUGUST	62,457.58	57,117.62	68,846.76		
NOV	SEPT	48,256.58	46,866.78	57,668.74		
DEC	OCT	37,670.80	34,675.70	41,957.82		
TOTALS		531,879.77	456,671.08	532,512.58	195,258.60	