

Council Agenda Bill

AB Number

AB25-067

Agenda Bill Information

Title*

Amended YMCA operating agreement for the Snoqualmie Community Center

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

06/09/2025

Staff Member

Michael Chambless

Department*

Administration

Committee

Finance and Administration

Committee Date

06/03/2025

Exhibits

Packet Attachments - if any

City_of_Snoqualmie_YMCA_Operating_Agreement_04.01.2025_1.pdf	146.44KB
2010 YMCA Operating Agreement.pdf	223.38KB

Summary

Introduction*

Brief summary.

The City of Snoqualmie and the YMCA of Greater Seattle have negotiated new terms for the continued operation of the Snoqualmie Community Center. These new terms have been incorporated into this proposed amended agreement.

Proposed Motion

Move to approve the amended YMCA operating agreement and authorize the Mayor to sign.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

The City owns real property in the Snoqualmie Ridge Neighborhood Center specifically designated for a community center in the Mixed-Use Final Plan for Snoqualmie Ridge approved September 15, 1995 (the "Community Center Site").

The City called for bids and entered into a “Lease – Lease-back Agreement for the Snoqualmie Community Center (the “Community Center”), pursuant to which the City leased the Community Center Site to a developer for the purpose of construction of a community center facility, which was leased back to the City with an option to purchase. The city caused the facilities to be constructed to be suitable for use as a YMCA. The City exercised its option to purchase immediately upon completion of construction of the Community Center facility.

In lieu of operating and maintaining the Community Center itself, the City contracted with the YMCA to operate and maintain the Community Center to provide social services and recreation programming and services for its residents on the terms and conditions set forth below.

Analysis*

In anticipation of the Capital project to expand the Snoqualmie Community Center, we have been negotiating a amended operating agreement with the YMCA of Greater Seattle. The YMCA has been operating our community center since it opened in 2012. Since that time our community has grown and the City Council has committed to expanding the community center in our adopted Capital Improvement Program. The current operating agreement has sunset clauses for the local discount, does not address operations of the proposed aquatics center, and requires amendment to address new facilities that would be constructed in the proposed expansion project.

The proposed agreement expands the access to community groups to use the facilities, includes specific language regarding the operations of the proposed aquatics center (including an open swim weekly not requiring membership), and secures programming discounts for Snoqualmie residents in perpetuity.

Staff requests that the City Council review the agreement and authorize the Mayor to sign.

Budgetary Status*

This is an extra-budget expenditure.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$17,994.00	\$0.00	\$0.00

Budget Summary

Under the amended operating agreement with the YMCA, the YMCA would continue to operate and maintain the Community Center, paying for capital improvements, staffing, and operational expenditures.

This amendment will have an undetermined effect on the 2025-2026 Biennial Budget, as the City would be required to include the YMCA as an additional insured to the City's insurance through Washington Cities Insurance Authority (WCIA). This is likely to result in a nominal increase to our insurance premium, which was \$899,702 in 2025. The City has not yet received a cost estimate from WCIA regarding such a change. A 1% increase would cost the City an additional \$8,997, a 2% increase would cost an additional \$17,994, and a 3% increase would cost an additional \$26,991. See the chart below.

The cost increases would fall within the General Fund Administrative Departments (#001) and would likely

affect the budget starting in 2026. Administration intends to absorb the 2026 increase within the 2025-26 Biennial Budget and incorporate adjusted insurance premiums within future biennial periods.

Fiscal Impact Screenshot

2025 Cost of Insurance

Cost of Insurance	1% Increase	2% Increase	3% Increase
\$ 899,702	\$ 8,997	\$ 17,994	\$ 26,991