

**CITY COUNCIL
WORKSHOP**

**July 21, 2009
5:30 p.m.**

AGENDA



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

The City Council may act on items listed on this agenda, or by consensus give direction for future action. The council may also add and take action on other items not listed on this agenda.

I. Call to Order:

Mayor Neil Johnson @ Bonney Lake City Hall - 19306 Bonney Lake Blvd.

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Dave King and Councilmember James Rackley.

Expected Staff Members: City Administrator Don Morrison, Public Works Director Dan Grigsby, Chief Financial Officer Al Juarez, Community Development Director John Vodopich, Police Chief Mike Mitchell, Community Services Director Gary Leaf, City Attorney Jim Dionne and Administrative Services Director/City Clerk Harwood Edvalson.

III. Agenda Items:

- A. Council Open Discussion (20 Mins.)
- B. Review of Council Minutes: July 7, 2009 Workshop and July 14, 2009 Meeting. (5 Mins.)
- C. Discussion: AB09-116 - Sewer SDC Rate for Multi-Family Housing. (45 mins.)
- D. Discussion: AB09-117 - Cancellation of August 4th Council Workshop

IV. Executive Session:

Executive Session: Pursuant to RCW 42.30.110, the City Council may meet in executive session. The topic(s) and duration will be announced prior to the executive session.

V. Adjournment:

For citizens with disabilities requesting translators or adaptive equipment for communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.

THE COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA

CITY COUNCIL WORKSHOP

**July 7, 2009
5:30 p.m.**

DRAFT MINUTES



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

I. Call to Order:

Mayor Neil Johnson called the Workshop to order at 5:30 p.m.

II. Roll Call:

In addition to Mayor Neil Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Dave King and Councilmember James Rackley.

[Staff Members attending were Public Works Director Dan Grigsby, Chief Financial Officer Al Juarez, Community Development Director John Vodopich, Police Chief Mike Mitchell, Community Services Director Gary Leaf, Assistant Public Works Director Charlie Simpson, Assistant City Attorney Kathleen Haggard, Administrative Services Director/City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis.]

III. Agenda Items:

A. Presentation and Discussion: AB09-107 - Comprehensive Sewer System Plan (CSSP) Update.

Public Works Director Grigsby said the Council authorized funds to update the Comprehensive Sewer System Plan (CSSP) in 2007. The update process included a study on system development charges and rates. He introduced the City's consultants, Geoff Dillard from RH2 and Angie Sanchez from FCS Group, who presented more information.

Geoff Dillard of RH2 presented information on the draft CSSP, and discussed current and future sewer treatment capacity, collection system redundancy, and system inventory and valuation. RH2 recommended developing an inflow and infiltration (I & I) program and improving inventory tracking and document management. He also discussed considerations for service in the City as well as service areas outside City limits in the future. Regarding system facilities, RH2 recommended continuing plans for increased treatment capacity, monitoring and repairing mains, exploring reclaimed water use potentials and increasing operations and maintenance staff levels.

Councilmembers discussed options to meet the need for increased treatment capacity, including building two additional tanks at the Sumner Wastewater Treatment Plant.

Director Grigsby said based on growth projections, the City would need increased capacity by 2012. He is working with Sumner to discuss options for short -term construction as well as long -term planning. Councilmembers discussed whether the City should consider partnering with other cities or Pierce County for a future sewer treatment facility to serve the area.

Angie Sanchez of FCS Group presented a Sewer Utility System Development Charge Analysis. She discussed SDCs in general, as well as methodologies, cost basis and policy decisions and direction related to the analysis. The study used a Residential Equivalent (RE) of 275 gallons per day, and set multi -family residences at 70% of one RE per unit. She said the multi -family figure was selected based on a study of other cities, but it is open for Council consideration and debate.

Ms. Sanchez said her firm determined the maximum SDC charge that would be reasonable based on future cost basis, treatment cost basis, and inflation adjustments. Based on their calculations, the SDC rate for a single -family residence could be set at \$10,366. If multi-family residences were set at 70% of the rate, the cost would be \$7,256. SDCs for commercial and industrial buildings are calculated using the base flow used.

Mayor Johnson and Director Grigsby said the study used very conservative estimates, and the calculated rates offer information on what rates are reasonable and legally defensible. Mayor Johnson said he is not pushing for changes to SDC rates. Councilmembers discussed how SDC fees are used and needed to cover the cost of the system and ensure the City can serve its customers. Councilmembers expressed concern that if SDC rates were decreased, the City would have to find other sources to cover the sewer system costs in the future.

Councilmembers also discussed various options for multi -family residence fees, which are currently set the same as single family residences. Councilmembers asked why the SDC rates in Bonney Lake are higher than rates in Sumner. Director Grigsby said that Sumner has not updated their comprehensive plan since 2004, and other factors (such as customer sewer service rates) may help offset the lower SDC rates.

Director Grigsby also noted that the City 's infrastructure renewal projects have so far been funded by SDC rates, and sewer service customer bills do not include any infrastructure renewal fee at present. As development slows, he said, these funds must be replaced, perhaps through customer rates. He said sewer rates would be an item for discussion at a future workshop. Ms. Sanchez summarized the study and asked the Council for input on policy decisions such as multi -family rates and alternate methodologies.

Director Grigsby said the Comprehensive Sewer System Plan would next go to the Planning Commission for discussion and a public hearing, then it will return to the Council by September for the City 's annual adoption of changes to the full Comprehensive Plan. He added that the Council would adopt the Water System Plan, reviewed last year, at the same time.

At 7:05 p.m. Councilmember Rackley moved for a 10 minute break. Councilmember Decker seconded the motion.

Motion approved 7 - 0.

The workshop was brought back to order at 7:20 p.m.

B. Council Open Discussion:

Grant Updates

Mayor Johnson said the City received a pedestrian and bicycle safety grant for construction of sidewalks along SR 410. Public Works Director Grigsby thanked staff in multiple departments for their hard work. He said the funds will allow the City to construct a 10 foot wide path which can be used by both bicycles and pedestrians. Mayor Johnson noted the City installed a new crosswalk in front of City Hall, which resulted from recommendations made by Senior Center visitors and staff.

Community Garden

Councilmember Bowen asked if there was more discussion on a potential community garden at the recently purchased Moriarty property. Community Services Director Gary Leaf said the Park Board discussed the possibility but no recommendations had yet been made. Deputy Mayor Johnson said he has discussed the option for a dog park with members of the Park Board and Planning Commission. He suggested the public be invited to discussions to see how much interest there is in these ideas.

Special Events

Mayor Johnson said the first Kids Club event was held at Cedarview on Tuesday morning, with a large turnout. Councilmember Carter said the first Tunes at Tapps concert is July 8, 2009 at Allan Yorke Park. She said the Council may want to cancel its August 4, 2009 workshop as that is the same night as National Night Out in Bonney Lake. She added that she will be cleaning up Madrona Park on Saturday, July 11, 2009 at 9:00 a.m. if anyone wants to join in. She also pointed out the photographs of the Senior Center trip to Montana that were published in the Courier Herald.

Falling Waters Septic System Update

Councilmember Hamilton asked for an update on repairs to the Falling Waters septic field. Director Grigsby said the City has replaced half of the tanks and is waiting for DOE approval to replace the rest. He said there is no health hazard and no potential that the issue will affect the water supply recharge area.

Council Meeting Absences

Mayor Johnson noted he would be out of town and would miss the July 14, 2009 Council Meeting. Councilmember King asked to be excused from the July 21, 2009 Workshop as he would be out of town that week.

House Fire

Deputy Mayor Swatman asked if there was more information on the house fire on July 4, 2009. Mayor Johnson said the fire is being investigated, and may have been caused by improper disposal of fireworks. He said the family was at home but everyone got out safely. Deputy Mayor Swatman said the Police and Fire departments responded very quickly.

Ball Park Well Tour

Deputy Mayor Swatman said Assistant Public Works Director Charlie Simpson has

offered to give a tour of the Ball Park Well so residents can see how it works. Mr. Simpson will schedule tour dates and let interested parties know about the opportunity.

Association of Washington Cities (AWC) Conference

Deputy Mayor Swatman said the AWC conference was very good, though there was lower attendance than usual. He said he attended a very interesting session on social networking, and enjoyed meeting representatives from other cities at the conference. Councilmember Rackley said he attended a good session on strategic planning.

City Budget

Deputy Mayor Swatman said the Council needs to address the budget soon. Councilmembers Bowen, Hamilton and Rackley spoke in favor of waiting until third quarter numbers were available and not make any drastic decisions until late August or September. Deputy Mayor Swatman said the revised six -year plan does not work, even though it uses more conservative growth estimates. Mayor Johnson said he is meeting with both unions in the coming weeks. He said he wants to keep all staff, the unions, and the council involved to work on a plan everyone is comfortable with. Councilmembers recommended that the Finance Committee discuss the budget in depth at their July 14, 2009 meeting. Chief Financial Officer Al Juarez said he would have an updated six-year plan with June figures factored in for the Finance Committee Meeting.

C. **Review of Minutes:** June 16, 2009 Council Workshop.

The minutes were moved forward to the July 14, 2009 Meeting for approval with no corrections.

Councilmember King moved to amend the agenda to discuss item E. before item D. Councilmember Decker seconded the motion.

Motion approved 7 – 0.

D. **Presentation and Discussion:** AB09-106 - Utility Latecomers Agreements.

Public Works Director Grigsby described recent State legislation, House Bill 1530, that allows cities to participate in utility latecomer agreements. He said the City would likely need to amend the municipal code before it could move forward with any latecomers agreement plan. In a latecomers agreement, the City would fully or partially fund the construction of utilities, and property owners who want to develop their land and connect to the utility within 20 years would pay latecomers fees. Director Grigsby said the Council should consider whether to revise the municipal code to allow the City to participate in utility latecomers projects, and whether the initial funding should come wholly from Sewer Development Charges (SDCs) or from other sources. He noted that under the House bill, cities may partner with other cities, developers, etc. on these latecomer agreements.

Director Grigsby said one potential latecomers project is expanding sewer and water utilities to the Eastown area. He provided draft estimates and maps that were

prepared in 2006 for the Council's initial consideration of a Local Utilities District (LID) project in Eastown that was not continued. It included potential costs, service line options, etc. He said if the City is interested in considering a utilities latecomer agreement for Eastown, consultants would need to be hired to thoroughly study the options and financing needs. The City would need a more detailed proposal, public hearings, and input from property owners.

Councilmembers discussed the options for an LID or latecomers agreement in Eastown, and potential funding sources and layouts. Councilmembers asked for more information and input from area property owners and developers to see if there is interest in the latecomers agreement option. Mayor Johnson asked Director Grigsby to prepare more information and a draft ordinance to revise the municipal code, and said discussions would continue at future workshops.

- E. **Discussion:** Draft Ordinance D09-99 Updating the Critical Areas Code to allow Reasonable Use of properties mostly or entirely covered by wetland and / or buffer and allow for vegetative enhancement of wetland buffers.

Community Development Director Vodopich said Washington State law has a provision to allow reasonable use of lands that are encumbered by the Critical Areas code. However, there is no formal process in the Bonney Lake Municipal Code to apply for a variance. This ordinance provides a variance application process and requirements. The Planning Commission reviewed the draft ordinance and unanimously recommended it for approval. He said if a variance were granted, mitigation measures might be required on or off-site. Owners would have to submit a critical areas report prepared by a qualified biologist. The Hearing Examiner would review most variance applications, with appeals coming to the City Council.

Councilmembers discussed specific types of development, arborist reports, and potential uses of the draft ordinance. Councilmembers noted the ordinance provides homeowners with a way to appeal for a way to develop land within critical areas. Consensus of the Council was to move the item forward to the July 14, 2009 Meeting for a decision.

IV. Executive Session: None.

- V. Adjournment:**
At 8:48 p.m., Councilmember Rackley moved to adjourn the workshop.
Councilmember Carter seconded the motion.

Motion approved 7 - 0.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items submitted to the Council Workshop of July 7, 2009:

- City of Bonney Lake –*Eastown ULID Property List: Projected Sewer & Water Beneficiaries* – Public Works Director Dan Grigsby.
- RH2 Engineering –*City of Bonney Lake Comprehensive Sewer System Plan, July 2009 Presentation* – Geoff Dillard, RH2 (City’s Consultant).
- City of Bonney Lake –*Revised Ordinance D09-99* – Community Services Director John Vodopich.
- City of Bonney Lake –*Wetland Buffer Scenarios* – Community Services Director John Vodopich.
- City of Bonney Lake –*Kids Club Photograph, July 7, 2009* –City Clerk Harwood Edvalson.

DRAFT

CITY COUNCIL MEETING

**July 14, 2009
7:00 P.M.**



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Website: www.ci.bonney-lake.wa.us

DRAFT MINUTES

"Where Dreams Can Soar"

Audio Time Stamp ↓

I. CALL TO ORDER – Deputy Mayor Dan Swatman called the meeting to order at 7:02 p.m.

A. Flag Salute – Deputy Mayor Swatman led the audience in the Pledge of Allegiance.

B. Roll Call: [A 1.3]

City Clerk Edvalson called the roll. In addition to Deputy Mayor Dan Swatman, elected officials attending were Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Dave King and Councilmember Jim Rackley. Mayor Neil Johnson, Jr. was absent.

[Staff members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Police Chief Mike Mitchell, Community Development Director John Vodopich, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, City Attorney Jim Dionne, Administrative Services Director/ City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis.]

C. Announcements, Appointments and Presentations: [A 3.6.9]

1. Announcements:

a. **Gott Family Assistance Fund:** Deputy Mayor Swatman said the Gott family's home was destroyed by a fire on July 4, 2009. An assistance fund has been set up through the Bank of America to accept donations.

2. Appointments: None.

3. Presentations: None.

D. Agenda Modifications:

Councilmember Rackley moved to remove Consent Agenda Item F., AB09-101, from the agenda. Councilmember Decker seconded the motion.

Motion approved 7 – 0.

7:04:20

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings: None. [A 3.6.12]

B. Citizen Comments: [A 1.5]

David Konsmo, P.O. Box 1962, Auburn, spoke as a representative of Eastown property owners and developers. He read a written statement aloud and submitted it to the clerk. He said his group wants the City to move forward with a latecomers agreement for Eastown as soon as possible, and said the Compass Pointe and Auburn

Commercial developers are working to integrate their engineering plans and to make them compatible with the proposed sewer easement along 96th St E. He said the Eastown project should have priority due to delays and setbacks since first discussed in 2001. He said the developer's plans should be ready for submittal soon.

Jerry Thorsen, Fire Chief, East Pierce Fire & Rescue, gave the Council an update on department news. He said East Pierce Fire & Rescue (EPFR) is working on a possible merger with the City of Milton, and a possible annexation of Pierce County Fire District #8. He said the three groups are working on an agreement now for EPFR to provide administrative services for all three, and to bring the Fire Chiefs from Milton and PCFD #8 onto the EPFR team. He said the public would likely vote on the changes in 2010. He said the changes would add revenue to the fire service and would not negatively impact service in Bonney Lake or the plateau. He said the other departments have good quality equipment and strong staff, though the Edgewood Fire Department needs remodeling. In response to a question from Councilmember King, Chief Thorsen said Chief Jaques from Milton, would be taking over Chief Wakefield's role on the Public Safety Committee for emergency planning.

Lara Wheeler, Bonney Lake, thanked Team Bonney Lake and City staff for taking part in the 'penny drive' fundraising effort. The City raised over \$500 for Relay for Life. Because employees in the City Hall building raised the most money, they will receive a pizza party as a reward.

Dennis Lynch, 20608 131st St Ct E, Bonney Lake, is President of the Bonney Lake Area Senior Center Advisory Board. He thanked the City Council and administration for their support of the Senior Center and activities, and said without this support the Center would have a difficult time.

Don Sangesand, 5616 195th Pl E., Bonney Lake, said political leaders in the U.S. have made a shambles of the country and Bonney Lake is not any different. He said he has requested information on the city's finances and long-range plan for the Downtown Civic Center, but no information is available. He said the people running the city are entrenched and need to be changed. He also complained about the taste and smell of water from the Ball Park Well. He said he complained in the past but was told he did not know what he was talking about. He said he was a professional engineer for many years. Councilmember Rackley said the City installed a filtration system on the water line, and all tests indicate the water from the well meets requirements and is as clean as any drinking water in the state. Councilmember Carter said the City is planning a tour of the Ball Park Well. Mr. Sangesand said he simply wants the city to fix the problem, and was not interested in a tour.

C. Correspondence: [A 1.2]

Deputy Mayor Swatman said at the previous workshop a resident in Sumner said she received very high sewer bills. He said he has more information on the Sumner customer's billing. He said billing included storm/sewer fees and that a water leak affected her bill. He said Sumner sewer rates are very similar to those in Bonney Lake.

7:32:44

III. COUNCIL COMMITTEE REPORTS: [A 3.6.4]

- A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:00 p.m. earlier in the evening and discussed Resolution 1957, Resolution 1956, false alarm fees, boat passes, minutes, developer fees, a latecomers agreement for Ptarmigan Ridge, garbage fees, and right-of-way acquisition costs for Old Sumner Buckley Highway in Downtown. The Committee also discussed the City's budget and projected revenues and expenditures through 2009. He said the Finance Committee urged the administration to find more ways to save money, as expenditures are expected to exceed revenues by more than anticipated.
- B. Community Development Committee: Councilmember Rackley said the committee met on July 7, 2009 and forwarded four motions for project completions to the Consent agenda, and four items that are on the CDC Items on the agenda.
- C. Public Safety Committee: Councilmember King said the committee met on July 6, 2009, and discussed fireworks incidents, municipal court state legislation, a sample nightclub ordinance from AWC, issues with vacant homes in the City, 'Operation 365' in Cedarview, garbage issues, and animal control contract negotiations. He said Police Chief Mitchell is working with other cities on animal control options and hopes to resolve this issue by next month. The committee also discussed a LESA study on 800 MHz systems and how it might impact dispatch services.
- D. Other Reports: None.

7:34:14

IV. CONSENT AGENDA: [A 3.6]

- A. **Accounts Payable Checks/Vouchers**: #55832 thru 55917 (including wire transfer # 6022009) in the amount of \$437,051.89; Accounts Payable checks/vouchers #55918 thru 55927 for A/R refunds in the amount of \$13,250.07; Accounts Payable checks/vouchers #55928 thru 56010 in the amount of \$263,859.42; Accounts Payable checks/vouchers #56011 for an A/R refund in the amount of \$3,256.00; Accounts Payable checks/vouchers #56012 thru 56083 in the amount of \$2,081,644.37; Accounts Payable checks/vouchers #56084 thru 56088 for A/R refunds in the amount of \$8,265.58; Accounts Payable checks/vouchers #56089 thru 56134 (including wire transfer #'s 4738263 & 6262009) in the amount of \$137,630.71; Accounts Payable checks/vouchers #56135 for a Utility Refund in the amount of \$23.20; Accounts Payable checks/vouchers #56136 thru 56208 in the amount of \$262,119.66.
- B. **Approval of Minutes**: June 2, 2009 Council Workshop and June 9, 2009 Council Meeting Minutes.
- C. **Approval of Payroll**: June 1-15th, 2009 for checks 28272-28303 including Direct Deposits and Electronic Transfers in the amount of \$ 411,462.73; and Payroll for June 16-30th, 2009 for checks 28304-28341 including Direct Deposits and Electronic Transfers in the amount of \$ 586,588.76.
- D. **AB09-111 - Resolution 1956** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Authorizing the City to Accept a

\$100,926 Grant Award in Connection with our Application for the FY09 Byrne/JAG Recovery Grant for Gang Prevention and Suppression.

- E. **AB09-112 - Resolution 1957** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Authorizing the Mayor to sign a grant agreement with the Washington State Department of Ecology to Update the Bonney Lake Shoreline Master Plan.
- F. ~~**AB09-101** - A Motion of the Bonney Lake City Council to Accept as Complete the SR410 Sanitary Sewer Interceptor Repair & Replacement Project with Pape & Sons Construction, Inc. This item was removed during Agenda Modifications (Item I. D.).~~
- G. **AB09-102** - A Motion of the Bonney Lake City Council to Accept as Complete the Downtown Regional Drainage Facility Contract with Tucci & Sons, Inc.
- H. **AB09-103** - A Motion of the Bonney Lake City Council to Accept as Complete the Cedar View & 188th Ave E Watermain Replacement Project with Less Russell Construction, LLC.
- I. **AB09-104** - A Motion of the Bonney Lake City Council to Accept as Complete the 95th Loop E & 181st Ave Watermain Replacement Project with RP & Company, Inc.

Consent Agenda approved 7 – 0.

Councilmember King congratulated the Police Department on their receipt of the \$100,000 gang prevention and suppression grant, which was passed as Resolution 1956.

7:40:53

V. FINANCE COMMITTEE ISSUES:

- A. **AB09-96 - Ordinance 1324** - An Ordinance Adding a New Chapter to Title 13 of the Bonney Lake Municipal Code Relating to Regulation of Billing Practices for Master Metered or Unmetered Utilities.

Councilmember Decker moved to approve Ordinance 1324. Councilmember Rackley seconded the motion.

Deputy Mayor Swatman said this item was in the Finance Committee for some time. It provides consumer protection and only applies to multi-family buildings with three or more units. He said the ordinance addresses the use of sub-meters that bill each tenant individually, which can be used to charge exorbitant rates to tenants. The ordinance sets regulations and limits for these sub-meters.

Motion approved 7 – 0.

- B. **AB09-113 - Resolution 1958** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Granting Puget Sound Energy an Easement on the Property of Parcel 5640001600 which is the Future Location of the Interim Justice Center.

Councilmember Decker moved to approve Resolution 1958. Councilmember Bowen seconded the motion.

Motion approved 7 – 0.

7:43:58

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES:

- A. **AB09-108 - Resolution 1953** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Ratifying the Easement and Agreement for the Pump Station and Hydrant Facility Approved with the City Engineer's Signature.

Councilmember Rackley moved to approve Resolution 1953. Councilmember Carter seconded the motion.

Councilmember Rackley said this is a nice arrangement, trading an easement to the City for construction of the City's booster pump station in exchange for a water supply connection for Pierce County.

Motion approved 7 – 0.

- B. **AB09-109 - Resolution 1954** - A Resolution of the City Council of the City of Bonney Lake, Washington, Approving a Professional Services Contract with Shea, Carr, and Jewell for the 30% Design of the 214th Intersection with SR 410.

Councilmember Rackley moved to approve Resolution 1954. Councilmember Decker seconded the motion.

Councilmember Bowen said he initially opposed the resolution, but after further review and discussions, he is now in favor of it. He said the design project addresses the city's needs for 10 to 20 years in the future, including increased traffic as the WSU property is developed.

Motion approved 7 – 0.

- C. **AB09-110 - Resolution 1955** - A Resolution of the City Council of the City of Bonney Lake, Washington, Approving the Professional Services Contract with Shea, Carr, and Jewell for the 30% Design of the Main Street Intersection with SR 410.

Councilmember Rackley moved to approve Resolution 1955. Councilmember Decker seconded the motion.

Councilmember King said this project has been a long time coming and he is glad to see it move forward.

Motion approved 7 – 0.

- D. **AB09-105** - A Motion of the Bonney Lake City Council to Set a Public Hearing Related to the Proposed Six-Year Transportation Improvement Plan (2010-2015) to be Held During the Regular Council Meeting of July 28, 2009 which starts at 7:00 p.m. at Bonney Lake City Hall.

Councilmember Decker moved to approve the motion. Councilmember King seconded the motion.

Councilmember Bowen said this is the type of issue that citizens sometimes feel they have not heard about until it is passed. He asked how the City lets the public know about these hearings. Director Grigsby said the hearing will be listed on the agenda and posted on the City website. City Clerk Edvalson added that his office posts public hearing notices at standard places in town (the library, post office, and at city buildings), as well as a legal notice in the newspaper.

Motion approved 7 – 0.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

7:48:49

VIII. FULL COUNCIL ISSUES:

- A. **AB09-99 – Ordinance 1325** – An Ordinance of the City of Bonney Lake, Pierce County, Washington, Amending Bonney Lake Municipal Code Sections 3.68.010, 14.20.010, 14.110.010, 16.13.020, 16.20.030, 16.20.080, 16.20.090, 16.20.140, and 16.26.050, and their Underlying Ordinances; to Clarify the Critical Areas Ordinance Permitting Procedures.

Councilmember Decker moved to approve Ordinance 1325. Councilmember Bowen seconded the motion.

Councilmember Decker said this ordinance helps property owners understand what development is possible on wetlands. Director Vodopich said the ordinance allows consideration for reasonable use of property, and establishes a process including the hearing examiner, application of SEPA code, and possible mitigation.

Councilmember King said this suggestion came through citizens, and he is glad to vote in favor of it. Director Vodopich confirmed that the Planning Commission unanimously recommended the item for approval with a 5–0 vote.

Motion approved 7 – 0.

- B. **AB09-100** - A Motion of the Bonney Lake City Council to Approve the Proposed Changes to the 2009 Planning Commission Workplan.

Councilmember King moved to approve motion AB09-100. Councilmember Decker seconded the motion.

Deputy Mayor Swatman asked about the workplan item related to private Comprehensive Plan amendments. Director Vodopich said it is an off-year for Comprehensive Plan amendments, so the City accepts private applications that can only be for those who own property or own a business in Bonney Lake. He said there is an open public hearing on the applications at the Planning Commission Meeting tomorrow, July 15, 2009, where staff will give an overview of the applications received. He said there will be several opportunities to make formal comments on the

applications, including the environmental review and at formal public hearings before the Planning Commission. He said prior to these hearings the City will post the legally mandated notices.

Motion approved 7 – 0.

IX. EXECUTIVE SESSION: None.

7:57:15

X. ADJOURNMENT:

At 7:57 p.m. Councilmember Rackley moved to adjourn the meeting. Councilmember Bowen seconded the motion.

Motion approved 7 – 0.

Harwood Edvalson, CMC
City Clerk

Neil Johnson
Mayor

Items submitted to the Council Meeting of July 14, 2009:

- Bonney Lake Citizen – Verbal Letter re: “Follow up on Eastown Infrastructure Matters Involving the New State Legislation called HB 1513, pertaining to Latecomers Agreements by Cities.” – David Konsmo.

**City of Bonney Lake, Washington
Council Agenda Bill (C.A.B.) Approval Form**

<u>Department/Staff Contact:</u> PW Director Dan Grigsby	<u>Council/Wrkshp Mtg Date:</u> 21 July 2009	<u>Agenda Bill Number:</u> AB09-116
<u>Ordinance Number:</u>	<u>Resolution Number:</u>	<u>Councilmember Sponsor:</u>

BUDGET INFORMATION

<u>2009 Budget Amount</u>	<u>Required Expenditure</u>	<u>Impact</u>	<u>Remaining Balance</u>
<u>Explanation:</u>			
<u>Agenda Subject:</u> Discuss Sewer SDC Rate for Multi-Family Housing			

Administrative Recommendation:

Background Summary:
This discussion is to determine whether or not the Sewer SDC rate for multi-family housing should be reduced to an amount lower than single family housing; and, if so, to what amount. The water SDC for Multi-Family Housing is 77% of that for single family housing units. Based on the guidance provided, an appropriate ordinance will be prepared.

On 7 July, FCS Group presented an updated Sewer System Development Charge (SDC) rate that indicated a 2009 SDC rate City wide of \$10,366 per single family house was supported by the growth projects included in the Comprehensive Sewer System Plan (CSSP) update provided by RH2. The current Sewer SDC rate for all family housing is \$9,099 per unit without distinction between single family and multi-family housing. There is no intention of changing the rate per Residential Equivalent (RE) unit other than for annual CCI adjustments.

In the FCS Group rate analysis, Multi-Family housing units were assumed to be charged 70% of the single family rate. FCS Group has also concluded that a 73% rate could be supported based on their analysis. FCS Group further recommended that "The City consider an exception provision that allows for direct analysis of very large or atypical developments."

Attachments:

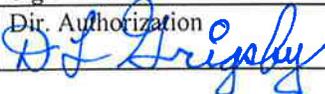
- Example SDC Calculation for proposed Fennel Creek Apartments, Phase I and II
- Comparison of Bonney Lake with Sumner Monthly Sewer Rates and Possible Impact on SDC rates.

<u>Council Committee Dates:</u>	<u>Commission Dates:</u>	<u>Board/Hearing Examiner Dates:</u>
Finance Committee: Public Safety Committee: Community Development & Planning Committee: Council Workshops:	Planning Commission: Civil Service Commission:	Park Board: Hearing Examiner:

Council Action:

Council Call for Hearing:	Council Hearings Date:
Council Referred Back to:	Workshop: 21 July 2009 Committee:
Council Tabled Until:	Council Meeting Dates:

Signatures:

Dir. Authorization 	Mayor	Date City Attorney Reviewed:
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Example Sewer SDC Calculation - Fennel Creek Apartments

15-Jul-09

Phase I - On East side of 192nd Ave = 288 Multi-Family Housing Units
Phase II - On West side of 192nd Ave = 80 Multi-Family Housing Units

Percent is given compared to Bonney Lake 2009 Sewer SDC = **\$9,099 per Residential Equivalent (RE)**

FENNEL CREEK SEWER SDC CALCULATION

RE Percent	2009 \$ per RE	Phase I	Phase II	2009 Total SDC
100%	\$9,099	\$2,620,512	\$727,920	\$3,348,432
90%	\$8,189	\$2,358,461	\$655,128	\$3,013,589
80%	\$7,279	\$2,096,410	\$582,336	\$2,678,746
73%	\$6,642	\$1,912,974	\$531,382	\$2,444,355
70%	\$6,369	\$1,834,358	\$509,544	\$2,343,902
65%	\$5,914	\$1,703,333	\$473,148	\$2,176,481
60%	\$5,459	\$1,572,307	\$436,752	\$2,009,059
55%	\$5,004	\$1,441,282	\$400,356	\$1,841,638
50%	\$4,550	\$1,310,256	\$363,960	\$1,674,216

Winter Water Use Consumption

(Method recommended by FCS Group to calculate SDCs)

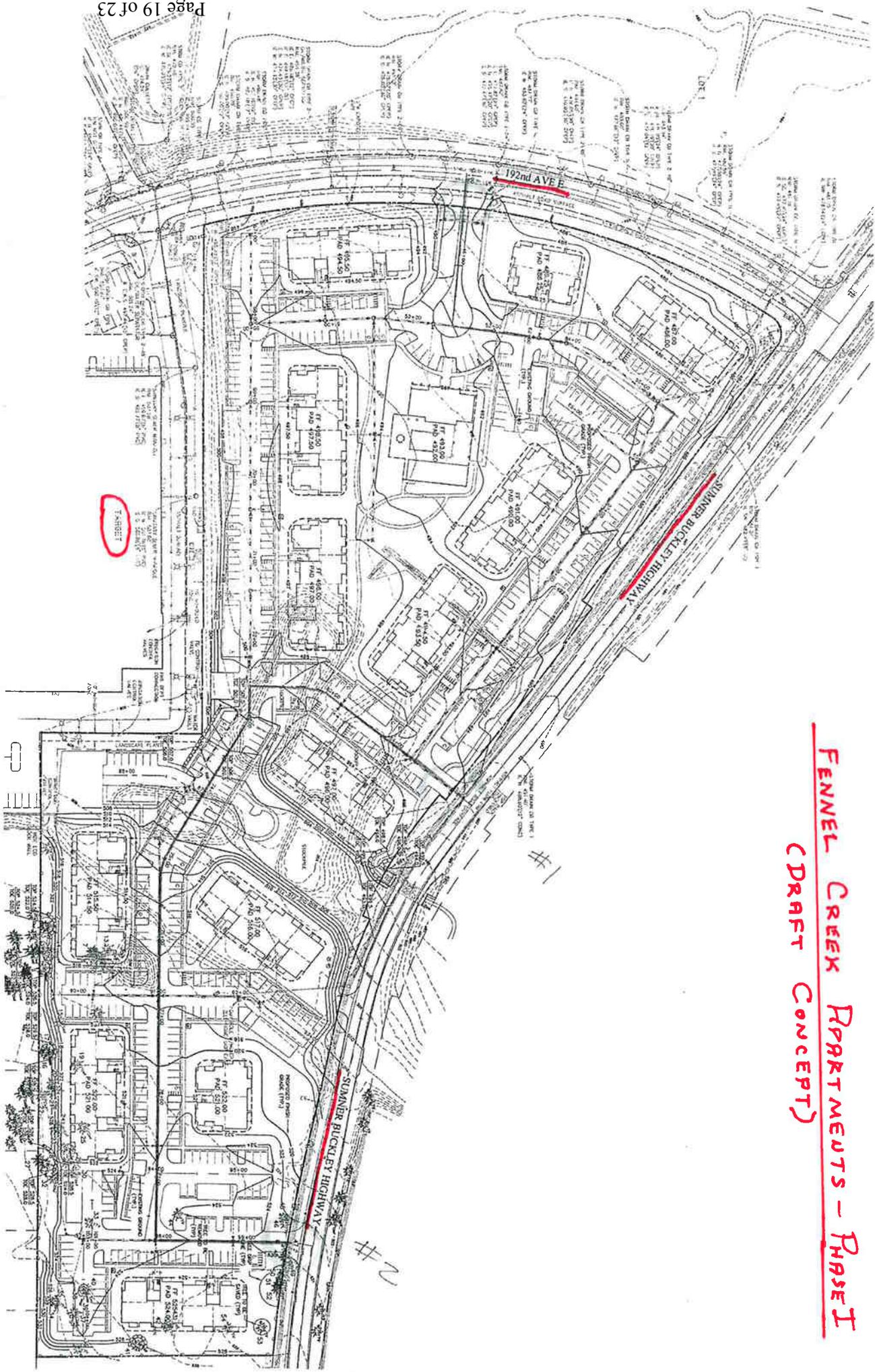
	Single Family CCF	Multi-Family CCF	MF % of SF
Redmond	6.14	4.09	66.6%
Fife	5.84	5.21	89.2%
Yelm	6.27	4.52	72.1%
Lakewood WD	8.89	6.20	69.7%
King County			64.0%

Multi-Family Sewer System Development Charges - Other City Comparisons

Percent of Single Family Housing Sewer SDC Charge

King County Metro:	
2-4 plex	80%
5+	64%
Portland, OR	80%
Bend, OR	80%
Gardner, KS	76%
Wilsonville, OR	75%
Vancouver, WA	70%
Troutdale, OR	70%
Klamath Falls, OR	65%
Monmouth, OR	57%
Average	73%
Osage Beach, MO:	
1 bedroom	63%
2 bedroom	75%
3 bedroom	88%

(For all Cities FCS Group looked at. This is consistent nationwide.)



FENMEL CREEK APARTMENTS - PHASE I
(DRAFT CONCEPT)

Comparison of Bonney Lake with Sumner
Monthly Sewer Rates

15 July 2009

Single Family Residential Monthly Rate Analysis:

City of Bonney Lake			One-Month Water Use			
Sewer Availability Charge Single Family Residents	Sewer Volumetric Rate per Month	Rate Cap	10 CCF	15 CCF	20 CCF	25 CCF
\$34.96	\$2.17 per 100 cubic ft	1,000 cubic feet per moth	\$56.66	\$56.66	\$56.66	\$56.66

- 1. Bonney Lake caps sewer charges at 10 CCF** to allow for greater consumption due to irrigation water use that is not sent to the WWTF.
- Bonney Lake does not charge more to sewer customers outside the City limits.
- Bonney Lake Charges an 8% utility tax on all utilities.**
- Bonney Lake updated it's sewer SDC rate analysis in 2005 and 2009.**

City of Sumner			One-Month Water Use			
Sewer Availability Charge Single Family Residents for up to 5 ccf	Sewer Volumetric Rate per Month	Rate Cap	10 CCF	15 CCF	20 CCF	25 CCF
\$37.76	\$5.55 per each additional 100 cf after initial 500 cf Outside City Limits **	NA	\$65.51	\$93.26	\$121.01	\$148.76
			\$75.34	\$107.25	\$139.16	\$171.07

- 1. Sumner does not cap sewer rates for water consumption.**
- **Outside City limits - 15% additional rounded to the nearest \$.05.
- 3. Sumner Charges the following Utility Taxes:**
Storm Water Tax = 1.5% increasing to 6% effective 1 July 2009
Sewer Tax = 8.253%
Water Tax = 12.529%
- 4. Sumner last updated it's sewer SDC rate analysis in 2004.**

NOTES:

100 cf = 1 CCF and 500 cf = 5 ccf

Normal water consumption in winter ~ 7-8 ccf

Normal water consumption in summer ~ 15-20 CCF (if irrigation is occurring)

Conclusion:

While builders and developers pay less of a System Development Charge (SDC) in Sumner, the sewer customers pay more in their monthly sewer utility bills "In Perpetuity". Thus, comparing Bonney Lake to Sumner SDCs is not comparing apples to apples.

15 JULY 2009

CITY OF SUMNER

Utility Rates		SMC Title 13- Public Services		
Outside City limits 15% rounded to the nearest \$0.05				
		Tax Included	Pre-Tax	
		2009	2009	2008
Water (Tax included)	12.529% Tax			
BASED ON METER SIZE AND FLOW IN 100 CU FT (7.48 gal = 1 cu ft)				
per ea 100cf	Flow - up to 1000 cu ft	\$0.93	\$0.77	\$0.88
	1,000 - 2,000 cu ft	\$1.22	\$1.00	\$1.15
	>2,000 cu ft & above	\$1.46	\$1.20	\$1.38
Base Rates	3/4"	\$10.64	\$8.80	\$10.06
Irrigation meters pay 50% base rates	1"	\$25.78	\$21.31	\$24.36
	1 1/2"	\$51.54	\$42.61	\$48.72
	2"	\$82.44	\$68.16	\$77.93
	3"	\$154.61	\$127.82	\$146.13
	4"	\$257.65	\$213.01	\$243.53
	6"	\$515.31	\$426.04	\$487.06
	8"	\$824.51	\$681.67	\$779.31
Storm (Tax included)	1.5% Tax	INCREASING TO 6%		JULY 2009
BASED ON SQ. FT OF IMPERVIOUS AREA (1 ESU = 2400 sq ft)				
	Per ESU	\$10.01	\$9.32	\$9.46
Sewer (Tax included)	8.253% Tax			
BASED ON WATER FLOW (minimum includes 500 cu ft)				
per ea 100cf	Flow >500 cu ft	\$5.55	\$4.81	\$5.25
Minimum	Single family residential	\$37.76	\$32.74	\$35.69
	Multi-family (per unit)	\$32.20	\$27.93	\$30.44
	All other customers	\$37.76	\$32.74	\$35.69
Fire Flow				
BASED ON SQ. FT. OF BUILDING (for all buildings 8,000 sq. ft. or more)				
	Per 1000 sq ft	\$0.69	\$0.69	\$0.65

**City of Bonney Lake, Washington
City Council Agenda Bill (C.A.B.) Approval Form**

<u>Department / Staff Contact:</u> ASD / Harwood T. Edvalson	<u>Workshop / Meeting Date:</u>	<u>Agenda Bill Number:</u> AB09-117
<u>Ordinance Number:</u>	<u>Resolution Number:</u>	<u>Councilmember Sponsor:</u> Laurie Carter

Agenda Subject: Cancellation of August 4, 2009 Council Workshop

Proposed Motion:

Administrative Recommendation: Discuss and advise.

Background Summary: There are several neighborhood activities scheduled for the August 4th recognition of National Night Out Against Crime. The Council has canceled its workshops in the past when National Night Out has fallen on a meeting night. August 4th is a regularly scheduled Council Workshop. It has been suggested the Council may wish to cancel its meetings to allow full participation in neighborhood and City National Night Out recognition activities.

BUDGET INFORMATION:

Budget Amount	Required Expenditure	Budget Impact	Budget Balance
Budget Explanation: No budget impact.			

COMMITTEE/BOARD REVIEW:

Subcommittee Review Date: -
Commission/Board Review Date: -
Hearing Examiner Date:

COUNCIL ACTION:

Workshop Date(s): 7/21/09	Public Hearing Date(s):
Meeting Date(s):	Tabled To Date:

Signatures:

Director Authorization HT Edvalson	Mayor	Date City Attorney Reviewed
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