

CITY COUNCIL WORKSHOP

**September 7, 2010
5:30 p.m.**

AGENDA



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.

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd., Bonney Lake.

I. Call to Order:

Mayor Neil Johnson

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember Jim Rackley.

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

III. Agenda Items:

A. Council Open Discussion

B. **Review of Council Minutes:** August 17, 2010 Workshop; August 24, 2010 Adjourned Workshop; August 24, 2010 Regular Meeting; and August 31, 2010 Special Meeting.

C. **Discussion: AB10-142 - Resolution 2067** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington Authorizing the Mayor to Sign the Eastown Sewer Lift Station 26 Site Utility Easement and Access Agreement with Charlotte Kontos.

D. **Discussion: AB10-137** - Finish Appearance of Downtown SR410 Retaining Wall

IV. 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.

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CITY COUNCIL WORKSHOP

**August 17, 2010
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

Audio Time Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd, Bonney Lake.

I. Call to Order: Deputy Mayor Dan Swatman called the Workshop to order at 5:30 p.m.

II. Roll Call: [A1.3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Deputy Mayor Swatman, elected officials attending were Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, and Councilmember James Rackley. Mayor Neil Johnson, Jr. was absent.

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

III. Agenda Items:

Deputy Mayor Swatman noted that Mayor Johnson and City Administrator Don Morrison were not in attendance. He suggested the Council wait to hold discussion on the agenda items until they could be present. Councilmember Lewis suggested the Council handle review of the minutes so they could be forwarded to the August 24, 2010 Meeting. Councilmember Rackley suggested the Workshop be tabled to 6:30 p.m. on Tuesday, August 24th, prior to the Council Meeting on that night.

Councilmember Rackley moved to adjourn the Workshop after review of Council Minutes to 6:30 p.m. on August 24, 2010. Councilmember Decker seconded the motion.

Motion approved 7 – 0.

A. Council Open Discussion: None.

B. Review of Council Minutes: July 20, 2010 Workshop, July 27, 2010 Meeting, and August 10, 2010 Meeting.

Councilmember Lewis noted a typographical error on the July 20th minutes, page 2. The amended minutes were forwarded to the August 24, 2010 Meeting for action.

C. Discussion: AB10-125 - Resolution 2058 - Authorize Mayor to award the Professional Services Contract to RH2 that Prepares the Eastown Sewer Lift Station Construction Contract Documents.

Continued to August 24, 2010 at 6:30 p.m.

5:33:56

- D. **Discussion:** (Tabled from July 27th Council Meeting) **AB10-106 - Resolution 2048**
- A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With Netversant To Install Category Six Network And Cable TV Cabling In The Interim Justice Center For \$12,288.20.
Continued to August 24, 2010 at 6:30 p.m.
- E. **Discussion:** **AB10-137** - Finish Appearance of Downtown SR410 Retaining Wall.
Continued to August 24, 2010 at 6:30 p.m.

IV. Executive Session: None.

7:35:16

V. Adjournment:

At 5:35 p.m. Councilmember Rackley moved to adjourn the Workshop to 6:30 p.m. on August 24, 2010. Councilmember Lewis seconded the motion.

Deputy Mayor Swatman reminded Councilmembers about the upcoming Bonney Lake Days parade and events on Saturday, August 21, 2010.

Motion approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to the Council at the August 17, 2010 Council Workshop:

- City of Bonney Lake – *City Council Presentation: Eastown Sewer System (AB10-125)* – Public Works Director Grigsby.
- City of Bonney Lake – *Eastown Future Sewer System Map* – Public Works Director Grigsby.

**ADJOURNED CITY
COUNCIL WORKSHOP**

**August 24, 2010
6:30 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

The Council adjourned its August 17, 2010 regular Workshop to this date and time.

Audio Time
Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd, Bonney Lake.

I. Call to Order: Mayor Neil Johnson, Jr. called the Workshop to order at 6:28 p.m.

II. Roll Call: [A1.3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, and Councilmember James Rackley.

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

III. Agenda Items:

6:28:47

A. Council Open Discussion:

Bonney Lake Days: Councilmember Hamilton thanked staff for doing a great job with Bonney Lake Days. He said the event went well and was well-attended, and the City booths had a lot of great information for residents. Mayor Johnson said about 800 people attended the Chris August concert, and overall vendors seemed happy with the event. He thanked David Wells, Don Morrison, and all staff members who participated.

Councilmember Hamilton suggested that the City designate at least one handicapped parking space in the Ballfield #4 parking lot near the entry at Bonney Lake Blvd, and add a crosswalk from the parking lot to the park. He said during Bonney Lake Days he saw someone having trouble navigating the gravel parking lot and there were no spaces available near the sidewalk. Mayor Johnson said staff have looked into this option in the past, but it is a problematic location for a safe crossing. He said he will talk with staff again about the options to see what improvements can be made.

Diamond Lounge: Councilmember Decker said the Councilmembers received a memo that the Diamond Lounge’s liquor license has expired. Chief Mitchell said he understands the establishment closed on August 18, 2010.

Upcoming Events: Councilmember Carter said the last Kids Club is on August 31st, Tunes at Tapps concerts will be held on September 1st and 8th, the movie Twilight: New Moon will be shown on Friday September 3rd, and Beautify Bonney Lake is scheduled on September 18th. She added that Relay for Life will be holding a raffle during the movie including a Twilight-themed gift basket.

Shoreline Master Program Update: Councilmember Carter said the Shoreline Master Program committee met on July 29th. Their next meeting is September 9th and they plan to hold an open house for residents in October.

Lakeridge Middle School: Mayor Johnson said the school is not yet open but he will notify Councilmembers when the school district plans to have an opening ceremony.

Utility Rates: Councilmember Carter said the local newspaper reported that the City of Sumner has approved increased water and sewer rates.

Swiss Park: Councilmember Carter said Swiss Park is planning to do improvements, and she asked which design standards apply to their project. Director Vodopich said his department has held a pre-application conference with the group, which plans to install a restroom and shower facility. He said since the facility is being used for the adjacent RV park, it is considered a commercial improvement and must meet applicable codes. Director Grigsby said the site uses a septic system currently.

Liquor Control Board: Councilmember Decker said he received information from MRSC about the proposed changes to liquor sales in the State. He said there are 300 liquor stores in the state and if the law passed there will be many more, which would be an added expense and law enforcement costs to the City. Councilmember Rackley said other states that allow liquor sales do not seem to have problems and he does not share Councilmember Decker's concerns.

6:43:36

- B. **Discussion: AB10-125 - Resolution 2058** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Contract With RH-2 For The Design Of The Eastown Sewer Service Area Study, Eastown Sewer Lift Station Design And Lift Station 18 Improvements.

Mayor Johnson said at past meetings the Council directed staff to consider alternate sites for the Eastown lift station. Director Grigsby said his staff and RH2 staff reviewed the area and came up with the proposed projects to be included in the design plan. He said if the City chooses to design the whole system it will help lock in the location of the lines, which is good for potential development. He briefly described the proposed project phases: Phase 1 includes designing the lift station, pressure line to 96th St E, gravity line to Home Depot and crossing under SR 410 near lift station 18; Phase 2 includes connecting the system to properties in Eastown. He said properties west of the Compass Pointe property would need to design and install their own sewer as they develop, just as property owners to the south will design and install sewer from the undercrossing when that area is developed.

Mayor Johnson clarified that the design stage needs to be completed before the rest of the Eastown sewer project can move forward. Director Grigsby said property owners have been working on preparing easements, but many are hesitant to sign easements until after the Council approves the system design.

Deputy Mayor Swatman asked how staff arrived at the proposed lift station site. Director Grigsby said staff reviewed all the properties in the area, and though other sites could work this site was selected because it allows the shortest route for connections, does not require the City to route the line through County properties, and is accessible to properties east of the current City limits, which could be connected in the future. He said he does not believe running the sewer line down SR410 is a viable option.

Director Grigsby said the design cost is reasonable given the scope of the project, and any 'soft costs' incurred before a Utility Latecomer Agreement (ULA) is created can be rolled into the ULA costs. He said any construction costs incurred before creation of the ULA cannot be included in the ULA, but any proposed construction would need Council approval before moving forward.

Director Grigsby explained that the proposed sewer lines run along future mapped streets and frontage roads, and he will need at least three easements initially for the proposed lift station. Councilmember Hamilton expressed concern about property owners who do not want to sign easements holding up the project. He said if the sewer runs along the City roads it will be easier to get easements. Deputy Mayor Swatman said he is in favor of requiring owners to provide easements so they cannot put the project on hold. He said the easements need to be discussed in depth once the project is actually designed. Deputy Mayor Swatman said he hopes property owners will participate in the process as much as possible, and that the system will be cost-effective and help the property owners develop their properties.

Councilmember Rackley said the Community Development Committee supports the design contract. He also said he felt the design process should not begin until property owners submit their easements, however. Mayor Johnson said the design is just a first step, and Director Grigsby said he would not pursue most easements until the 30% project design is completed. Councilmember Hamilton said the Council is clearly stating that the project should move forward, and it is up to the property owners to do their part with easements to continue the process.

As the Workshop had run past 7:00 p.m., the City Attorney advised the Council to forward any remaining discussion items from the Workshop agenda to the regular Council Meeting agenda.

Councilmember Decker moved to forward items B., C., and D., from the current agenda to the regular August 24, 2010 Meeting agenda for discussion. Deputy Mayor Swatman seconded the motion.

Councilmember Rackley moved to amend the motion to table item D. to the September 7th Workshop for discussion. Councilmember Decker seconded the motion.

**Motion to amend approved 4 – 3.
Councilmembers Carter,
Hamilton and Lewis voted no.**

Original motion as amended approved 7 – 0.

- C. **Discussion:** (Tabled from July 27th Council Meeting) **AB10-106 - Resolution 2048** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With Netversant To Install Category Six Network And Cable TV Cableing In The Interim Justice Center For \$12,288.20.

This item was forwarded to the regular Council Meeting of August 24, 2010 for discussion.

- D. **Discussion:** **AB10-137** - Finish Appearance of Downtown SR410 Retaining Wall.

This item was tabled to the September 7, 2010 Workshop for discussion.

IV. Executive Session: None.

V. Adjournment:

7:18:51

At 7:18 p.m. Councilmember Decker moved to adjourn the Workshop. Councilmember Rackley seconded the motion.

Motion approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

CITY COUNCIL MEETING

**August 24, 2010
7:00 P.M.**



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

DRAFT MINUTES

"Where Dreams Can Soar"

Audio Time
Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd., Bonney Lake.

I. CALL TO ORDER – Due to the extended Workshop held prior to this meeting, Mayor Neil Johnson, Jr. called the regular meeting to order at 7:24 p.m.

A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.

B. Roll Call:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember Jim Rackley.

[Staff members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Community Development Director John Vodopich, Police Chief Mike Mitchell, 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.]

Mayor Johnson noted that the Council Meeting started late because the Adjourned Council Workshop that started at 6:30 p.m. earlier in the evening had run late. The regular Meeting began with continued discussion of items B. and C. from the Adjourned Workshop agenda, which were forwarded to the Meeting agenda by Council action.

Forwarded Workshop Agenda Items:

Workshop Item B: AB10-125 - Resolution 2058 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Contract With RH-2 For The Design Of The Eastown Sewer Service Area Study, Eastown Sewer Lift Station Design And Lift Station 18 Improvements

Deputy Mayor Swatman asked if the resolution is time-sensitive or if the Council could act on it at a future meeting. Director Grigsby said waiting until the next Council meeting would not be too long of a delay.

Councilmember Carter noted that an easement is on the current agenda for consideration and asked if it needs to be pulled. Director Grigsby said the easement can be considered separately. Deputy Mayor Swatman said he plans to support the package but he does not want to take action without allowing more time for citizens and Councilmembers to get additional information. Councilmember Decker said some people may be hesitant to sign easements since there is no confirmation of where the lift station will be. He said the current administration is moving forward more quickly than in the past. Deputy Mayor Swatman noted that the

easement would be specifically for utilities, and until the utility is built, it will not impact them. By consensus of the Council, Resolution 2058 was forwarded to the September 14, 2010 Council Meeting for action.

Workshop Item C.: AB10-106 - Resolution 2048 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With Netversant To Install Category Six Network And Cable TV Cabling In The Interim Justice Center For \$12,288.20

Information Services Coordinator Chuck McEwen said he sent requests for proposals to seven contractors on the State contract after Councilmembers had questions about the original proposal from Netversant. The City received four responses with quotes for installing either CAT5 or CAT6 cabling in the new building. The apparent low bidder was Powercom, which has contracts with other agencies in the State and a solid reputation. Mr. McEwen recommended the Council approve a contract with Powercom for CAT6 cabling. He said the initial costs to install CAT6 are about \$2,000 higher, but this will be a good investment if the City uses the building for more than five years or so. He added that most new buildings today are installed with CAT6 cabling.

Deputy Mayor Swatman discussed the technical aspects of the proposed contract and questioned why the City did not request multiple bids initially. He said the City has had issues with the boat launch and the Council should carefully consider awarding contracts like this based on past performance. Mr. McEwen noted that Netversant did win the contract for the boat launch, but that project was managed by a different business unit than the one that would handle the cabling project.

City Administrator Morrison said staff selected the original bid from Netversant by using the State's contractor list. He said contractors on this list have gone through the State's competitive bidding process, and the City can use this list instead of going through a formal bidding process. Deputy Mayor Swatman said he does not feel the City needs to install CAT6 cable in the new building, but he will go along with staff recommendations. By consensus of the Council, Resolution 2048 was forwarded to the September 14, 2010 Meeting for action.

C. Announcements, Appointments and Presentations:

1. Announcements: None.
2. Appointments: None.
3. Presentations: None.

D. Agenda Modifications:

Deputy Mayor Swatman moved to amend the agenda to add AB10-147 to Full Council Issues, Item A. Councilmember Decker seconded the motion.

Motion approved 7 – 0.

7:52:21

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings: None.

B. Citizen Comments:

David Bowen, 22523 SR 410, Bonney Lake, thanked the Council for discussing Eastown sewers earlier in the evening. He said he had proposed the lift station be placed on his property, but the new property being proposed now is superior and he fully supports it. He said about 4 years ago, 80% of the Eastown residents signed their support for a ULID, but a developer came forward and said he could complete the project faster and cheaper, so property owners decided to go with that option. The sewer system never got started however. He said the developer asked him to donate part of his land to be sold to WSDOT for the road widening project, and he and other property owners have participated with their time and money trying to move the process forward. He said he supported the ULID and developer in the past, but he does not plan to sign an easement with the City until he sees actual movement. He said after the Council makes a commitment, he will make a commitment as well and sign an easement. Deputy Mayor Swatman asked if Mr. Bowen would be willing to sign an easement once the Council goes out to design; Mr. Bowen said he would, and would not expect payment from the City for his easement.

Roger Watt, 22719 SR 410, Bonney Lake, said he had hoped to see action on Eastown sewers at the current meeting. Mayor Johnson confirmed that the lift station design resolution will come forward as an action item at the next regular Meeting on September 14, 2010.

C. Correspondence: None.

7:58:39

III. COUNCIL COMMITTEE REPORTS:

A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:30 p.m. earlier in the evening and discussed personnel updates, reviewed minutes, and discussed ongoing staff review of alarm monitoring services. The committee forwarded AB10-144 (TIB grant) to the current agenda for action.

B. Community Development Committee: Councilmember Rackley said the committee met on August 16th and discussed the TIB grant application and the previously submitted Public Works Trust Fund Loan. The committee plans to do a 'windshield tour' of Eastown on Monday, August 30. The committee forwarded Resolution 2059 and Resolution 2967 to the current agenda for action.

C. Public Safety Committee: Councilmember Hamilton said the committee has not met since the last Council Meeting.

D. Other Reports:

Church Lake Boating Advisory Committee: Councilmember Hamilton said the group met August 23rd at the Public Safety Building. They are preparing recommendations regarding noise on the lake. One member presented sample ordinances from other cities and has contacted the City of Lakewood to get information on their 'prevention of noise' ordinance, which prevents drag boats from using American Lake.

Councilmember Hamilton said he forwarded the sample ordinances to the City Attorney and Police Department for review. He said the Public Safety Committee will review the advisory committee's recommendations and forward them to the Council for action.

Milfoil Treatment: Deputy Mayor Swatman asked about the upcoming milfoil treatment of Lake Tapps. Mayor Johnson said it is scheduled on August 30th, and he will ask for more information about swimming regulations or other concerns.

Sumner Pool: Mayor Johnson said Ann Cook at Sumner School District told him that scheduled programs and school swim teams will be able to use the pool as scheduled, but the pool will not be available for open swim or other uses at present. He said the Senior Center will need to work with the district regarding senior swim programs, and the district is still working on an agreement for someone to manage the pool.

Pierce Transit: Mayor Johnson said Pierce Transit plans to raise its rates and he has a meeting to hear about proposed cost savings measures next week. He said he had not heard that the rate increase was moving forward until he read it in the paper. He said he continues to push for budget cuts within the agency.

8:09:42

IV. CONSENT AGENDA:

- A. **Approval of Minutes:** July 20, 2010 Workshop, July 27, 2010 Meeting, and August 10, 2010 Meeting.
- B. **Approval of Payroll:** Payroll for July 16-31 2010 for checks 29179-29218 including Direct Deposits and Electronic Transfers in the amount of \$596,191.42. Payroll for August 1-15 2010 for checks 29219-29256 including Direct Deposits and Electronic Transfers in the amount of \$426,784.29.
- C. **AB10-134 - Ordinance 1360** - An Ordinance Of The City Of Bonney Lake, Washington Amending The Bonney Lake Municipal Code Chapter 10.04 Relating To Inattentive Driving.
- D. **AB10-135 - Ordinance 1361** - An Ordinance Of The City Of Bonney Lake, Washington Amending The Bonney Lake Municipal Code Chapter 10.04 Relating To Avoidance Of An Intersection.
- E. **AB10-141 - Resolution 2066** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Authorizing The Mayor To Sign An Amendment To The 2010 Agreement With Portland Energy Conservation Inc. For The High Efficiency Toilet Rebate Program.
- F. **AB10-144** - A Motion Of The City Council Of The City of Bonney Lake, Pierce County, Washington, Authorizing Submission Of A 2010 Transportation Improvement Board (TIB) Application For The SR410 & Sumner Buckley Highway Intersection Phase II Construction Project.
- G. ~~**AB10-145** - A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting A Special Council Meeting For August 31, 2010 At 5:30~~

~~p.m. In The City Hall Council Chambers To Discuss Revenue And Budget Forecasts For The 2011-2012 Biennial Budget. Moved to Full Council Issues, Item B.~~

Councilmember Lewis asked that AB10-145 be moved to Full Council Issues, Item B., for discussion.

Councilmember Rackley moved to approve the amended Consent Agenda. Councilmember Decker seconded the motion.

Consent Agenda as amended approved 7 – 0.

V. FINANCE COMMITTEE ISSUES: *None.*

8:10:28

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES:

- A. **AB10-126 - Resolution 2059** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Contract With Parametrix For The Design Of The 80th And 82nd Street East Sidewalks.

Councilmember Decker moved to approve Resolution 2059. Councilmember Rackley seconded the motion.

Resolution 2059 approved 7 – 0.

- B. **AB10-142 - Resolution 2067** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Authorizing The Mayor To Sign The Easttown Sewer Lift Station 26 Site Utility Easement And Access Agreement With Charlotte Kontos.

Councilmember Rackley moved to approve Resolution 2067. Councilmember Decker seconded the motion.

Councilmember Grigsby said the easement is needed for the design to begin, as the sewer line must run from the lift station down Ms. Kontos' driveway. Councilmember Lewis asked about wording in the contract that construction should be completed within two years. Director Grigsby said before the City starts construction, they need to reroute her home's sewer connection, but there should not be any issue if it takes longer.

Councilmember Rackley moved to table the Resolution 2067 to the September 7, 2010 Workshop for discussion. Councilmember Decker seconded the motion.

Motion to table approved 7 – 0.

8:17:12

VII. PUBLIC SAFETY COMMITTEE ISSUES:

- A. **AB10-136 - Ordinance 1362** - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Accepting The Donation Of Personal Property From The Wirt Family.

Councilmember Decker moved to approve Ordinance 1362. Councilmember Rackley seconded the motion.

Police Chief Mitchell said the donation is for about \$8,000 worth of ammunition and weapons. The family wanted the items to go to good use but did not want them to end up back on the street. Therefore, the agreement includes a stipulation that when the department can no longer use the items, they will be destroyed.

Administrative Services Director/City Clerk Edvalson said Councilmember Lewis informed him that the agenda bill originally presented in the agenda packet had an incorrect background summary. A corrected agenda bill was provided to Councilmembers that will be used in the official record. Councilmember Hamilton asked the City to send a letter of appreciation to the family.

Ordinance 1362 approved 7 – 0.

8:20:00

VIII. FULL COUNCIL ISSUES:

- A. **AB10-147** – A Motion of the Bonney Lake City Council Authorizing the Mayor to Sign a Hold Harmless Agreement with Lake Jane Estates Homeowners Association Regarding an Employee Wellness Activity. *Added to the Agenda during Agenda Modifications.*

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

Administrative Services Director/City Clerk Edvalson said City staff plan to use the HOA footbridge and landing on the lake for the ‘Poker Walk’ wellness event. Director Vodopich said the Wellness Committee used the same areas a couple of years ago but the current HOA board has now requested this agreement. Deputy Mayor Swatman said this is a time sensitive item since the event is on August 25th at 5:15 p.m. Director Vodopich invited the Council to attend the wellness event.

Motion approved 7 – 0.

- B. **AB10-145** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting A Special Council Meeting For August 31, 2010 At 5:30 p.m. ~~In The City Hall Council Chambers At The Reed Property (7109 Barkubein Rd, Buckley)~~ To Discuss Revenue And Budget Forecasts For The 2011-2012 Biennial Budget. *Moved from Consent Agenda, Item G.*

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

Councilmember Lewis asked about costs and logistics for holding the special meeting away from City Hall. City Administrator Morrison said they planned to have the workshop at the Reed Property. Staff will barbecue food and purchase salads and sides from a local deli. Mayor Johnson said he wanted to provide a retreat-like setting for the budget discussions. City Administrator Morrison said he looked at other locations but they would be more costly to use and would not work as well. Councilmember Lewis said he wants to highlight how the City has worked to keep costs down.

Councilmember Lewis moved to amend the motion to change the location to the Reed Property at 7109 Barkubein Rd, Buckley. Councilmember Decker seconded the motion.

Motion on amendment approved 7 – 0.

Amended main motion approved 7 – 0.

IX. EXECUTIVE SESSION: None.

8:27:46

X. ADJOURNMENT:

At 8:27 p.m., Councilmember Rackley moved to adjourn the meeting. Councilmember Lewis seconded the motion.

Motion approved 7 – 0.

Harwood Edvalson, CMC
City Clerk

Neil Johnson
Mayor

Items submitted to the Council Meeting of August 24, 2010:

- City of Bonney Lake – AB10-147 – A Motion of the Bonney Lake City Council Authorizing the Mayor to Sign a Hold Harmless Agreement with Lake Jane Estates Homeowner’s Association Regarding an Employee Wellness Activity – Administrative Services Coordinator/City Clerk Harwood Edvalson.

**SPECIAL CITY
COUNCIL MEETING**

**August 31, 2010
5:30 P.M.**

MINUTES



"Where Dreams Can Soar"

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

Location: Reed Property - 7109 Barkubein Rd, Buckley, WA 98321

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the special meeting to order at 5:35 p.m.

A. Roll Call:

In addition to Mayor Neil Johnson, Jr., elected officials attending were Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember Jim Rackley. Also attending were former Councilmembers David Bowen and David King.

Various members of the professional staff were also in attendance.

II. BUSINESS ITEMS:

A. Review of Financial Plan and 2011-2012 Biennial Budget Alternatives.

Mayor Johnson introduced the topic to the Council and other attendees. Chief Finance Officer Al Juarez provided an overview of the Federal and state economy. He also reviewed the City's six-year financial model and explained the assumptions made in preparing the model for Council's review. The City Council reviewed elements of the six-year financial model.

The City Council took a break at 6:30 p.m. for dinner and resumed formal discussion at 7:00 p.m. Discussion continued until 8:00 p.m. when the Council took a fifteen-minute break. Discussion on general budget priorities resumed at 8:30 p.m. and continued until 8:47 p.m.

III. ADJOURNMENT:

The special meeting concluded and Councilmembers and staff dispersed at 8:47 p.m.

Harwood Edvalson, CMC
City Clerk

Neil Johnson
Mayor

Items submitted to the Special Council Meeting of September 31, 2010: 31 pages of backup material for the Council discussion – provided by Don Morrison, City Administrator

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

<u>Department / Staff Contact:</u> PW / Director Dan Grigsby	<u>Workshop / Meeting Date:</u> 07 Sep 2010	<u>Agenda Bill Number:</u> AB10-142
<u>Ordinance Number:</u>	<u>Resolution Number:</u> 2067	<u>Councilmember Sponsor:</u> Jim Rackley

Agenda Subject: Eastown Sewer Lift Station Site Utility Easement and Access Agreement with Charlotte Kontos

Proposed Motion: A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington Authorizing the Mayor to Sign the Eastown Sewer Lift Station 26 Site Utility Easement and Access Agreement with Charlotte Kontos.

Administrative Recommendation:

Background Summary: The Eastown Sewer Lift Station 26 is anticipated to be located on the same parcel that the WSDOT Stormwater Bond "B" is located on. A gravity sewer line will be run to that site and a pressure line will be run out of the site towards 214th Ave along 96th Street. These sewer lines would be installed in the right of way of the driveway owned by Charlotte Kontos located on 96th Street. This will also provide roadway access to this parcel for City crews to maintain the stormwater pond and future Lift Station 26. As compensation for granting this easement, the City will relocate the power and telephone lines serving the Kontos home. They will removed/abandoned and reinstalled in an easement through sewer Lift Station 9 located in the Mountain Creek subdivision on 230th Avenue. Additionally, the city will allow the Kontos home to connect their sewer system to Lift Station 9 when the Kontos property becomes part of a Comprehensive Urban Growth Area. The City would waive the then current sewer System Development Charge (SDC).

Attachments: Resolution 2067; Easement and Access Agreement; Eastown Future Sewer System Map

<u>BUDGET INFORMATION:</u>			
Budget Amount	Required Expenditure	Budget Impact	Budget Balance
Budget Explanation:			

COMMITTEE/BOARD REVIEW:

Subcommittee Review Date: Community Development Committee - 16 Aug 2010
Commission/Board Review Date: -
Hearing Examiner Date:

COUNCIL ACTION:

Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s): 23 August 2010	Tabled To Date:

Signatures:

Director Authorization DLG	Mayor	Date City Attorney Reviewed
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COMMUNITY DEVELOPMENT COMMITTEE

Action Item #2

DATE: August 16, 2010

ORIGINATOR: Dan Grigsby

TITLE: PW Director

SUBJECT: Eastown Sewer Lift Station Site Utility Easement and Access Agreement with Charlotte Kontos

The Eastown Sewer Lift Station 26 is anticipated to be located on the same parcel that the WSDOT Stormwater Bond "B" is located on. A gravity sewer line will be run to that site and a pressure line will be run out of the site towards 214th Ave along 96th Street. These sewer lines would be installed in the right of way of the driveway owned by Charlotte Kontos located on 96th Street. This will also provide roadway access to this parcel for City crews to maintain the stormwater pond and future Lift Station 26. As compensation for granting this easement, the City will relocate the power and telephone lines serving the Kontos home. They will be removed/abandoned and reinstalled in an easement through sewer Lift Station 9 located in the Mountain Creek subdivision on 230th Avenue. Additionally, the city will allow the Kontos home to connect their sewer system to Lift Station 9 when the Kontos property becomes part of a Comprehensive Urban Growth Area. The City would waive the then current sewer System Development Charge (SDC).

ORDINANCE/RESOLUTION: 2067

REQUEST OR RECOMMENDATION BY ORIGINATOR:

ISSUE AND DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE
FINANCE DIRECTOR _____
CITY ATTORNEY _____

<u>2010 Budget Amount</u>	<u>Current Balance</u>	<u>Required Expenditure</u>	<u>Remaining Balance</u>
	N/A		

Explanation:

COMMITTEE ACTION: RECOMMEND APPROVAL TO COUNCIL

	DATE	APPROVED	DISAPPROVED
James Rackley, Chairman	8-16-10	<i>[Signature]</i>	_____
Randy McKibbin	8-16-10	<i>[Signature]</i>	_____
Donn Lewis	8-16-10	<i>[Signature]</i>	_____

COMMITTEE COMMENTS: _____

COMMITTEE'S RECOMMENDATION TO FORWARD TO:
CITY CLERK
CITY ATTORNEY

Please schedule for City Council Meeting date of: August 24, 2010

Consent Agenda: Yes No

RESOLUTION NO. 2067

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE,
PIERCE COUNTY, WASHINGTON, AUTHORIZING THE CITY TO ESTABLISH AN
EASTOWN SEWER LIFT STATION SITE UTILITY EASEMENT AND ACCESS
AGREEMENT WITH CHARLOTTE KONTOS.**

Whereas, the City Council has determined to build the Easttown sewer lift station on a site other than the Compass Pointe Development; and

Whereas, the new site for the Easttown sewer lift station is located on the parcel owned by Washington State DOT and used for a WSDOT stormwater pond; and

Whereas, the City Council desires to move forward with design of the Easttown sewer lift station; and

Whereas, the City and WSDOT have entered into an agreement for the City to maintain the stormwater facility in the future; and

Whereas, the City needs access to the WSDOT owned parcel to maintain the WSDOT stormwater facility and future City Easttown sewer lift station;

Whereas, the best way to access the WSDOT owned parcel is on the driveway owned by Charlotte Kontos;

Now therefore, be it resolved; by the City Council of the City of Bonney Lake, Pierce County, that the Mayor is hereby authorized to enter into this agreement with Charlotte Kontos.

PASSED and adopted by the City Council this 24th day of August 2010.

Neil Johnson Jr., Mayor

ATTEST:

Harwood T. Edvalson, CMC
City Clerk

APPROVED AS TO FORM:

James Dionne, City Attorney

When recorded, return to:

City of Bonney Lake
P.O. Box 7380
Bonney Lake, WA 98391

Grantor: Charlotte Kontos

Grantee: City of Bonney Lake

Property: Tax Parcel Number 0520354025

EASEMENT AND ACCESS AGREEMENT

THIS EASEMENT AND ACCESS AGREEMENT is made this ____ day of _____, 2010, by and between Charlotte Kontos, ("Grantor"), and City of Bonney Lake, a Washington municipal corporation ("Grantee").

RECITALS

A. Grantor owns property located at 22305 96th Street East, Buckley, WA 98321 ("Grantor's Property"), which property (Tax Parcel Number 0520354025) consists of Grantor's private residence. Grantee owns property located on Tax Parcel Number 0520354038 ("Grantee's Property").

B. Grantee is in the process of designing the Easttown Sewer Lift Station on Grantee's Property, and in connection therewith has requested that Grantor convey to Grantee a non-exclusive twenty-foot-wide Utility and Access Easement, over, under and through a portion of Grantor's Property.

C. Grantor is willing to grant, declare and establish in favor of Grantee for the benefit of Grantee's Property an easement for the foregoing purposes over, under, across and through an existing driveway ("Driveway") on the Grantor's Property, subject to the terms and conditions hereof.

AGREEMENT

For good and valuable consideration, Grantor agrees to the following:

1. Grantor hereby conveys to Grantee a 20 foot-wide utility and access easement within an existing driveway located on Grantor's Property's ("Driveway"), more particularly described in Exhibit A to this Agreement and hereinafter called the "96th Street Easement." This easement shall extend 400 feet, from the edge of pavement on 96th Street north to the north side of a new gate at the entrance to the parcel containing WSDOT Stormwater Pond B and

the future Eastown Sewer Lift Station. The 96th Street Easement shall allow, but is not be limited to, installation of underground sewer, water, electric line, telephone line (with any necessary vaults) and other utility services required to maintain and operate the Eastown Sewer Lift Station. No stormwater shall be directed onto or allowed to accumulate on the driveway from 96th Street. The existing stormwater culvert in the middle of the 96th Street Easement and drainage ditch to that culvert do carry stormwater from other properties and will remain subject to the terms herein.

2. Grantor shall retain the ability to use the Easement Area for ingress and egress to the Property, but shall not install any permanent fixtures or landscaping that interfere with the City's ability to access underground utilities for maintenance and inspection.

For good and valuable consideration, the City agrees to the following:

1. The City shall convey a utility easement to the Grantor's Property across the City's Sewer Lift Station 9 (LS-9) Property, hereinafter referred to as the "LS-9 Easement" and more particularly described in Exhibit B to this Agreement. This easement will extend from a point adjacent to the LS-9 manhole closest to the Grantor's Property crossing LS-9 parcel to 225th Avenue East in the Mountain Creek subdivision. This easement shall be used only for residential dry utilities serving the Grantor's Property, such as power, telephone, and cable television/data systems. It will not be used for a water line.
2. The City shall relocate existing utilities (electrical and telephone) currently serving the Grantor's Property by running the existing utilities through the LS-9 Easement and reconnecting utilities to the corresponding private utilities in the Mountain Creek subdivision. The power line extension will be made using a 1/0 cable and will include any vaults needed. Cable television/internet/data cable installation will be added at no additional cost to the grantor; however, this service will not be activated. Thereafter, monthly utility bills will be the responsibility of the grantor. The City will make reasonable efforts to achieve the relocation of these utilities with no disruptions in service. Work should be completed within two years of the date of this agreement.
3. The City shall waive the sewer System Development Charge (SDC) and any other permit fees or Latecomer Agreements that may exist when the Grantor connects to the City sewer system at LS-9. This waiver is limited to one Residential Equivalent (RE) unit. The Grantor shall be responsible for the costs of installing a sewer lateral and connecting it to the sewer main. At this time, it is unknown when the Grantor will be allowed to connect to the sewer system due to state Growth Management Act restrictions.
4. After installing the sewer, dry water line, telephone cable/data utility lines to the sewer lift station, the City will rebuild the Grantor's driveway with an all-weather gravel surface.
5. The City shall, at no cost to the Grantor, replace the existing stormwater culvert, located approximately 193 feet north of 96th Street, underneath the Driveway, in the 96th Street Easement. The replacement culvert(s) shall be designed and sized to minimize the risk of flooding during heavy rain events, to avoid increased stormwater runoff into Fennel Creek, to

minimize the normal water runoff from the driveway entering the wetland on the north end of the property, and to avoid sending stormwater running down 96th Street onto the driveway. The City shall install a drainage ditch/swale, if needed, to maintain stability of the Driveway. Sections of the Driveway that slope to this culvert shall continue to do so. Driveway stormwater runoff from the northern section of the 96th Street Easement shall be channeled to an infiltration gallery or other approved stormwater facility.

6. The City shall, at no cost to the Grantor, include a dry water line from 96th Street approximately 400 feet North, in the 96th Street Easement, to the North side of the gate that will be used to enter the WSDOT stormwater pond "B" property, at the north end of the 96th Street Easement. The water line capacity will be of sufficient size to serve any use by the city as set forth herein, plus one additional residential equivalent. The City may use this waterline when connected to the City water system and will have its own water meter serving the Eastown Sewer Lift Station facility. The grantee/City will allow the grantor to connect to the City water system under the following conditions:
 - a. Written approval from Tacoma Public Utility (TPU) would be provided to the grantee/City by the grantor/homeowner removing your house from the TPU water service area and authorizing Bonney Lake to provide this water service.
 - b. All costs associated with connecting to the City water line would be at the grantor's/homeowner's expense.
 - c. The amount of water provided to the grantor would be limited to one residential equivalent.
 - d. The Water System Development Charge (SDC) would be paid by the grantor/homeowner at the time that connection to the City water line occurs, at the then current rate. If a latecomer agreement exists, at the time connection occurs, that includes your property, the grantor/homeowner would be required to pay that amount. At this time the City does not intend to establish a water utility latecomer agreement; however, this may change in the future or be requested by a developer.
7. Should it be determined that an 8-inch water line was installed through sewer Lift Station 9 to the Grantor's property, the Grantee will allow the Grantor to connect to the Tacoma Public Utility (TPU) water system using this line. All fees and charges required by TPU to connect to their water system will be paid for by the Grantor.
8. The City shall maintain the Driveway and drainage ditch (including weed abatement) within the 96th Street Easement at no cost to the Grantor. The City shall make reasonable efforts, during construction of the utility lines, to limit the duration of any Driveway closures during the workday and will always open the driveway for use after normal working hours.
9. The City shall install a lockable gate at the entrance to the Driveway adjacent to 96th Street, approximately forty-five feet off of the 96th Street edge of pavement where the current gate is located. A two lock system shall be provided for access by either the Grantor or city staff.
10. The City shall provide a lockable gate at the north end of the 96th Street Easement providing access to the WSDOT-City owned property accessible only to State and City staff. The northern side of this gate is approximately 379 feet north of 96th Street edge of pavement.

INDEMNIFICATION

Except to the extent the same are caused by the negligence or willful misconduct of Grantor or its agents, employees or contractors, Grantee shall indemnify, defend and hold Grantor harmless from and against any and all loss, costs, damages, injuries, claims, suits, liabilities, causes of action and expenses of any kind or nature, including, but not limited to, reasonable attorneys' fees, incurred by Grantor arising out of or related to: (i) Grantee's exercise of the rights granted to it by this Agreement, or (ii) Grantee's breach of its obligations under this Agreement.

BENEFITS AND BURDENS SHALL RUN WITH LAND

The easements and rights and obligations described herein are not intended to be personal, but are intended to constitute covenants running with the land and are intended to touch and concern the parcels of land described in this Agreement and to constitute easements appurtenant to the Grantee's Property benefited by the easements granted under this Agreement. The benefits and burdens on Grantor's Property under this Agreement shall constitute covenants running with the Grantor's Property and shall be binding on and inure to Grantor's successors and assigns in title. The benefits and burdens of Grantee under this Agreement shall constitute covenants running with Grantee's Property, and shall be binding on and inure to Grantee's successors and assigns in title to Grantee's Property.

ATTORNEYS' FEES

In the event either party to this Agreement brings a legal action against the other party to enforce its rights under this Agreement, the substantially prevailing party shall be entitled to receive reimbursement from the nonprevailing party of such prevailing party's costs incurred in such legal action (including the costs of appeal), including the fees and disbursements of the prevailing party's attorneys, in addition to all other rights and remedies available to the prevailing party at law or in equity.

INTERPRETATION

The captions and headings in this Agreement are inserted only as a matter of convenience and for reference, and shall not affect the interpretation of this Agreement. If any provision of this Agreement shall be held by a court of competent jurisdiction to be to any extent invalid or unenforceable, the remainder of this Agreement shall not be affected thereby.

SEVERABILITY

Invalidation of any of the provisions contained in this Agreement, or of the application thereof to any person, by judgment or court order shall in no way affect any of the other provisions thereof or the application thereof to any person and the same shall remain in full force and effect.

NOTICES

Notices given by the parties may be served personally, or may be served by depositing the same in the United States mail, postage prepaid, certified or registered mail, return receipt requested. Notices to the parties shall be addressed to the following addresses:

If to the Grantor: Charlotte Kontos
22305 – 96th Street East
Buckley, WA 98321-9284

If to the Grantee: City of Bonney Lake
PO Box 7380
Bonney Lake, WA 98321
Attn: Public Works Director

The foregoing addresses may be changed by written notice given pursuant to provisions of this Section. Notices sent by certified or registered mail shall be deemed to have been given and delivered upon the earlier of actual receipt or three (3) days business after being properly mailed. Notices served personally shall be deemed given upon receipt.

COMPLETE AGREEMENT; GOVERNING LAW

This Agreement contains the entire agreement of the parties with respect to this subject matter and supersedes all prior or contemporaneous writings or discussions relating to the easements provided for herein. This Agreement may not be amended except by a written document executed after the date hereof by the duly authorized representatives of Grantor and Grantee. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. The parties agree that the venue of any legal action brought to enforce this Agreement shall lie in Pierce County Superior Court and the parties waive their right to be sued elsewhere.

WARRANTY AND REPRESENTATION OF AUTHORITY

The parties each represent to the other that the person or persons executing this Agreement have authority to do so and to bind the parties hereunder, and that all consents, permissions and approvals related to the execution and delivery of this Agreement have been obtained.

EXHIBITS

This Agreement includes the following exhibits, which by this reference are incorporated into this Agreement:

- A. Legal description of 96th Street Easement
- B. Legal description of LS-9 Easement

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the day and year first above written.

GRANTOR:

Charlotte Kontos

By: Charlotte Kontos
Name: Charlotte Kontos
Title: Property Owner

GRANTEE:

CITY OF BONNEY LAKE

By: _____
Name: Neil Johnson Jr.
Title: Mayor

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2010, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the person who signed as Mayor of the CITY OF BONNEY LAKE, the municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that the Mayor was duly authorized to execute said instrument on behalf of the municipal corporation, and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

(Signature of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State
of Washington, residing at _____
My appointment expires: _____

Parametrix

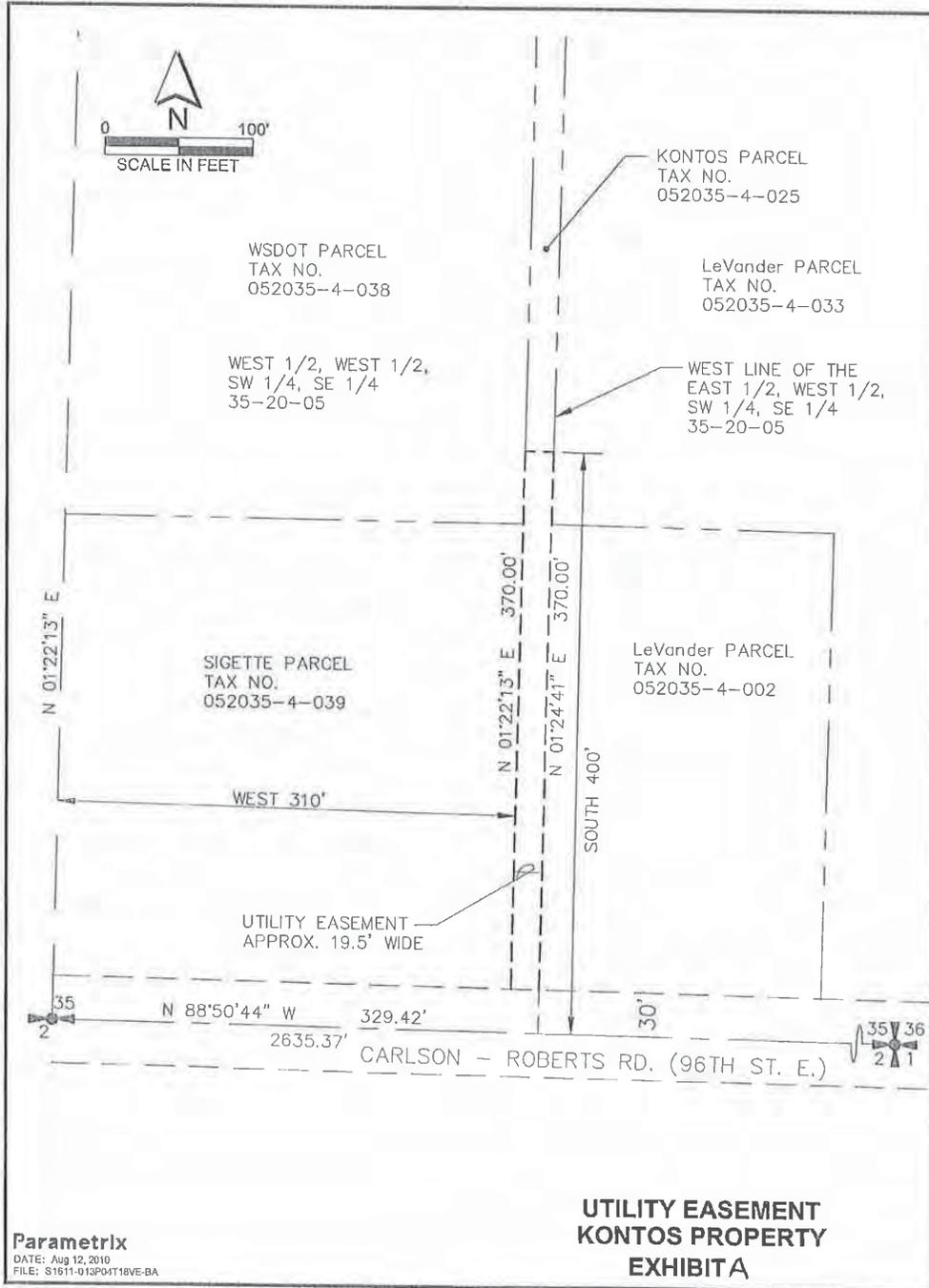
EXHIBIT A

**EASEMENT DESCRIPTION
KONTOS PROPERTY**

THE SOUTH 400 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON.

EXCEPT THE SOUTH 30 FEET FOR CARLSON – ROBERTS ROAD (96TH STREET EAST) AND EXCEPT THE WEST 310 FEET.





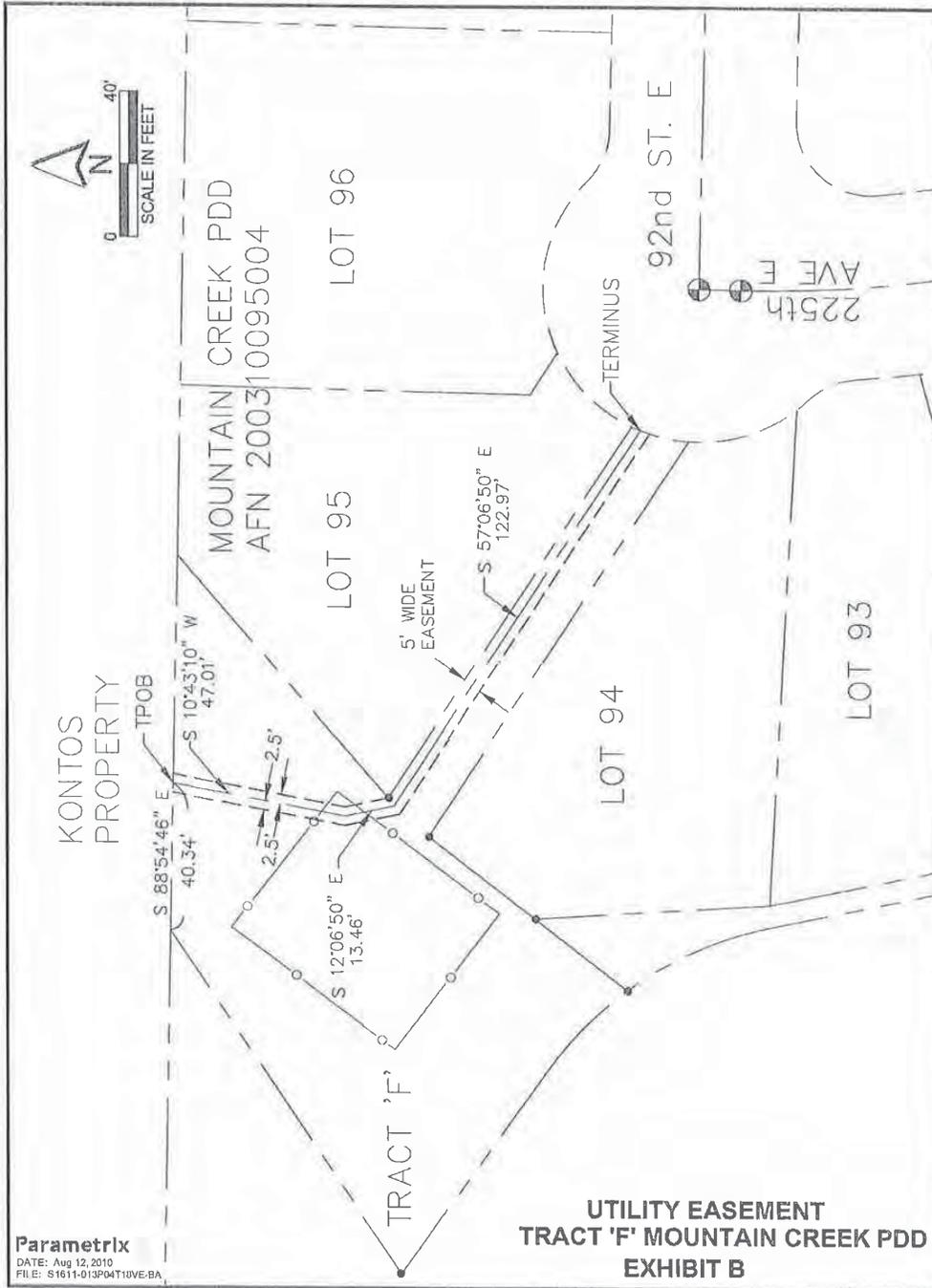


EXHIBIT B

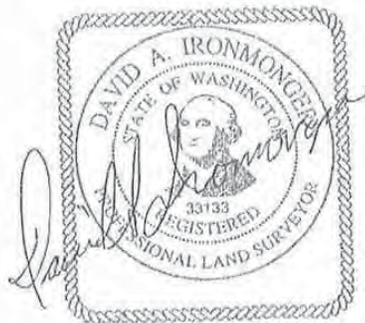
EASEMENT DESCRIPTION
TRACT 'F'

THAT PORTION OF TRACT 'F' OF THE PLAT OF MOUNTAIN CREEK PDD, AS RECORDED UNDER RECORDING NUMBER 200310095004, RECORDS OF PIERCE COUNTY, WASHINGTON, BEING AN EASEMENT 5 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF SAID PLAT AT THE NORTHWEST CORNER OF SAID TRACT 'F';

THENCE SOUTH 88°54'46" EAST ALONG THE NORTH LINE THEREOF, 40.34 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE LEAVING SAID NORTH LINE, SOUTH 10°43'10" WEST, 47.01 FEET; THENCE SOUTH 12°06'50" EAST, 13.46 FEET; THENCE SOUTH 57°06'50" EAST, 122.97 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF 225TH AVENUE EAST AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF THIS DESCRIPTION SHALL BE LENGTHENED OR SHORTENED SO AS TO INTERSECT WITH THEMSELVES AND THE NORTHERLY LINE OF SAID TRACT 'F' AND THE WESTERLY RIGHT-OF-WAY MARGIN OF SAID 225TH AVENUE EAST.



8/12/10

Eastown Future Sewer System Projects						July 27, 2010
<u>Project</u>	<u>Project Description</u>	<u>Funding Source</u>		<u>1st ULA</u>	<u>A&E</u>	
		<u>Design</u>	<u>Construction</u>			
Recommended Core Project						
1	Sewer Lift Station and Gravity Line from 96th St.	City	City	Yes	RH2	
2	Historical Artifact Preservation	City	City	Yes	N/A	
3	Relocate Kontos Power and Telephone Line	City	City	Yes	PSE-COMCAST	
4	96th Street Force Main - 216th Ave to Eastown Lift Station	City	City	Yes	RH2	
5	Western 96th Street Gravity Line - 214th Ave to 216th Ave	City	City	Yes	RH2	
6	SR410 Sewer Crossing at 213th Avenue (Home Depot Access Road)	City	City	Yes	RH2	
7	Lift Station 18 Upgrade (In front of Safeway)	City	City	Yes	RH2	
8	Eastern 96th Street Gravity Line - 225th to 226th to SR410	City	City	Yes	RH2	
9	SR410 Sewer Crossing at 226th Ave (Bowen-Watt property line)	City	City	Yes	Parametrix	
10	SR410 Sewer Crossing at 233rd Ave (2010 - Part of WSDOT Contract)	Dev	Dev	Yes	Stobie	
Other Projects						
11	Northern Frontage Road Gravity Sewer Line - 226th to 233rd Ave	Dev	???	Yes	Stobie	
12	Wetland Delineation Study (Prior to Project #11)	City	N/A	Yes	Parametrix	
13	Northern Frontage Road Gravity Sewer Line - 220th to 225th Ave	Dev	Dev	No	Dev	
14	Southern Frontage Road Gravity Sewer Line - 220th to 226th Ave	Dev	Dev	No	Dev	
Future Projects						
15	Reconstruct-Enlarge Lift Station 18 (In Front of Safeway)	City-Dev	City-Dev	???	City	
16	Lower 214th Ave Sewer Line - 106th Street to SR410	Dev	Dev	???	Dev	
17	Temporary Private Lift Station and Gravity Line (Kane Project)	Dev	Dev	No	Dev	
18	Southern Frontage Road Sewer Line - 214th to 220th Ave	Dev	Dev	???	Dev	
19	Enlarge SR410 Sewer Gravity Line - 204th Ave to Angeline Rd. (LS17)	City-Dev	City-Dev	???	City-Dev	
20	Reroute Mountain Creek Force Main - From 230th Ave to 226th Ave	City	City	No	City	
21	2014 WWTP Upgrade	City	City	No	City	

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

<u>Department / Staff Contact:</u> PW / Director DAN GRIGSBY	<u>Workshop / Meeting Date:</u> 07 Sep 2010	<u>Agenda Bill Number:</u> AB10-137
<u>Ordinance Number:</u>	<u>Resolution Number:</u>	<u>Councilmember Sponsor:</u> Jim Rackley

Agenda Subject: Finish Appearance of Downtown SR410 Retaining Wall

Proposed Motion: Discussion: AB10-137 - Finish Appearance of Downtown SR410 Retaining Wall

Administrative Recommendation:

Background Summary: Construction of the SR410-OSB Highway Intersection contract will include addition of a sidewalk on the west side of SR410 opposite Dairy Queen. In order to make room for the sidewalk and one additional lane on the west side of SR410, a retaining wall will need to be built. The visible portion of this wall will be 359 feet long and up to 17 feet high. Due to its prominent, highly visible location in the Downtown area, this wall needs to be built with a finish that is attractive. The Design Commission and Community Development Committee have reviewed the finish options and their recommendations with photos and costs of the different options are shown on the attached document.

The cost to construct the base wall is estimated at \$650k. The addition of a more appealing finished surface will increase the cost to \$750k, with the City logo in one location and a natural rock finish on the rest of the wall. In order to finish the design, City Council is asked for a concensus on what finish appearance they would like have built.

Attachment: CDC Recommendation with photos and cost

BUDGET INFORMATION:

Budget Amount	Required Expenditure	Budget Impact	Budget Balance
Budget Explanation:			

COMMITTEE/BOARD REVIEW:

Subcommittee Review Date: Community Development Committee - 02 Aug 2010
Commission/Board Review Date: Design Commission -14 Jul 2010
Hearing Examiner Date:

COUNCIL ACTION:

Workshop Date(s): 17 August 2010	Public Hearing Date(s):
Meeting Date(s):	Tabled To Date:

Signatures:

Director Authorization DLG	Mayor	Date City Attorney Reviewed
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Community Development Committee
Finish Appearance Options for Downtown SR410 Retaining Wall
(2 August 2010)

Option #1 – No Artwork Panels – Standard Fractured Fin Finnish

Cost per 800 s.f. panel = \$11,250

Option #2 – One Panel of Artwork - Bonney Lake Logo with gold-silver metal

Option #2A - 45W x 15H = 675 s.f. Cost Est. = \$19,250 per panel
Option #2B - 20W x 10H = 200 s.f. Cost Est. = \$9,400 per panel

Option #3 – No Art Work Panels - Natural Rock Finish (Similar to the one behind LOWES)

Cost per 800 s.f. panel = \$14,750

Option #4A – Five Panels of Artwork

Panel Size: 45W x 15H = 675 s.f. each (50x15 = 750 s.f.)

1. City of Bonney Lake Logo
2. Fisherman & Fish
3. Victor Falls
4. Mt. Rainer
5. Evergreen Forest

Cost Est. per TRANSPRO = \$37,500 per 800 s.f. = **\$46.88 per s.f. + Artist Fee**
Total Artwork s.f. = 3,375
Cost Est. = 5 x 675 x \$46.88 = **\$158,220**

Option #4B – Five Smaller Artwork Panels Separated by non-artwork panels

Panel Size: ~22.5 wide panels

1. City of Bonney Lake Logo (**45W x 15W** = 675 s.f.)
2. Fisherman & Fish (**20W x 10H** = 200 s.f.)
3. Victor Falls (200 s.f.)
4. Mt. Rainer (200 s.f.)
5. Evergreen Forest (200 s.f.)

Total Artwork s.f. = 1,475 s.f.
Cost Est. = 1,475 x \$46.88 = **\$69,148**

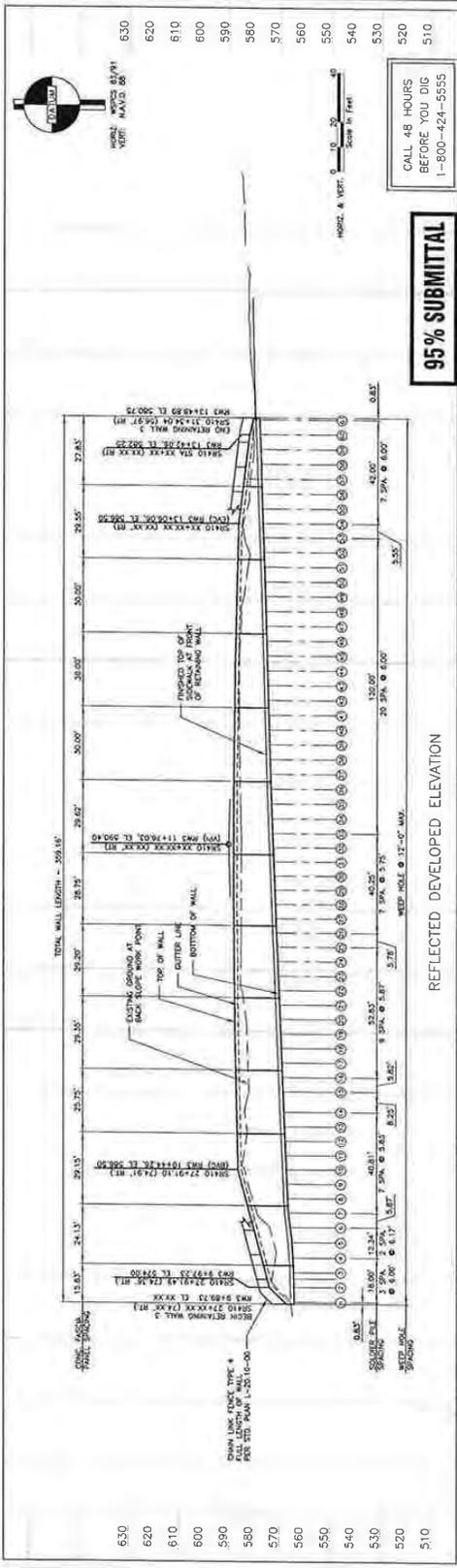
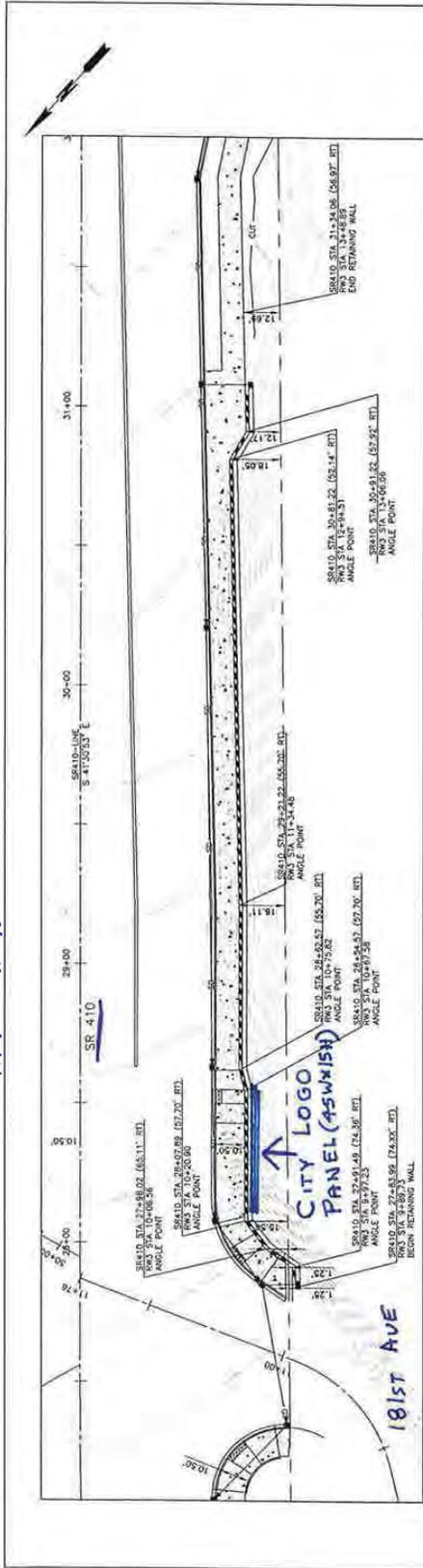
Other Artwork Suggestions:

- a. Lake Tapps/Church Lake recreational boating theme.
- b. Ascent Statue (located at Ascent Gateway; boy & birds)
- c. Fennel Creek wild life habitat (the “thumb”)

CDC Recommendation: Options 2A combined with Option 3 with ground cover growing down over the wall eventually.

OSB HWY

DAIRY QUEEN



95% SUBMITTAL

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

DESIGNED BY	DATE	REVISION	BY	DATE
JDK	XX/XX/XXXX			
DLI	XX/XX/XXXX			
PREPARED BY	DLI			



CITY OF BONNEY LAKE DOWNTOWN IMPROVEMENTS
SR410 WIDENING
WALL 3 PLAN AND ELEVATION

SR410 RW3
S OF X

REVIEW COMMENTS FROM DESIGN COMMISSION

(14 July 2010)

A combination of Options 2 and 4 is recommended using the following concept:

1. Each panel would represent a different scenic feature unique to Bonney Lake organized by Downtown, Midtown, and Eastown from West to East.
2. Where panels are too short to adequately represent a feature, place evergreen tree scenes similar to the ones shown on the water tower entering Bonney Lake on SR410 and the water tower next to Bonney Lake H.S.
3. Consider hiring the same artist who designed the Ascent statue at the gateway to Bonney Lake.
4. Place raised pavement markers or other devices on top of wall to discourage use by skateboarders.
5. Provide low intensity down lighting that light up the main panels at night.
6. The following panels are suggested from West to East:
 - a. City of Bonney Lake Logo. Possibly have metallic gold or silver highlights similar to Option II.
 - b. Lake Tapps/Church Lake recreational boating theme.
 - c. Downtown:
 - i. Ascent Statue (located at Ascent Gateway)
 - ii. Fisherman and Fish (located at intersection of Church Lake Dr & OSB Hwy.
 - iii. Fennel Creek wild life habitat (the “thumb”)
 - d. Midtown:
 - iv. Forrest Scene (WSU Forest)
 - v. Victor Falls
 - e. Easttown:
 - vi. Mount Rainier

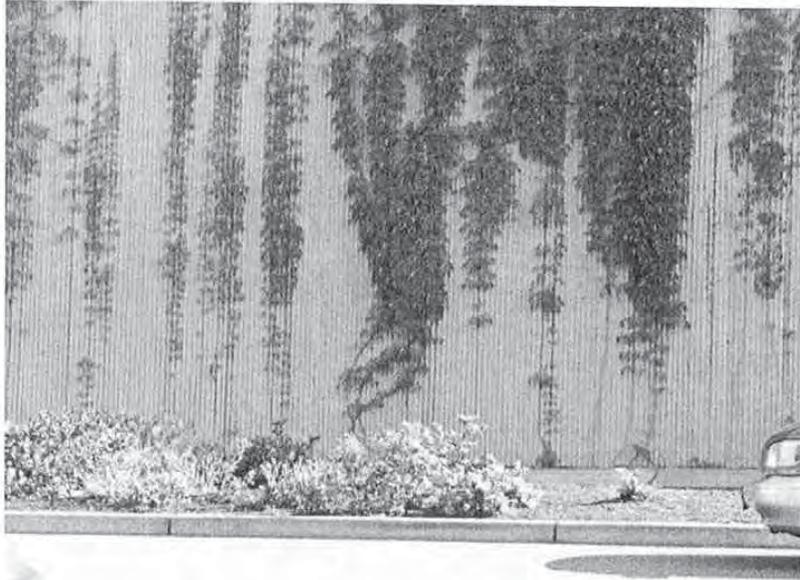
COST COMPARISONS FOR ARTWORK ON THE SR 410 WALL
SR410 – OSB HWY Intersection Improvement – Phase II
TRANSPO Cost Estimates
(24 June 2010)

Assumptions:

1. 3,500 s.f. of wall
2. 800 s.f. of Artwork

Option 1 – Standard Fractured Finish	\$11,250
Option 2 – Fractured Finish with Metal Bonney Lake Logo	\$19,250
Option 3 – Natural Rock Finish (Similar to the one behind LOWES)	\$14,750
Option 4 – Custom Designed Artwork with Trees, Birds, Mountain	\$37,500

Wall Artwork Options



Option 1 – Fractured Fin Finish

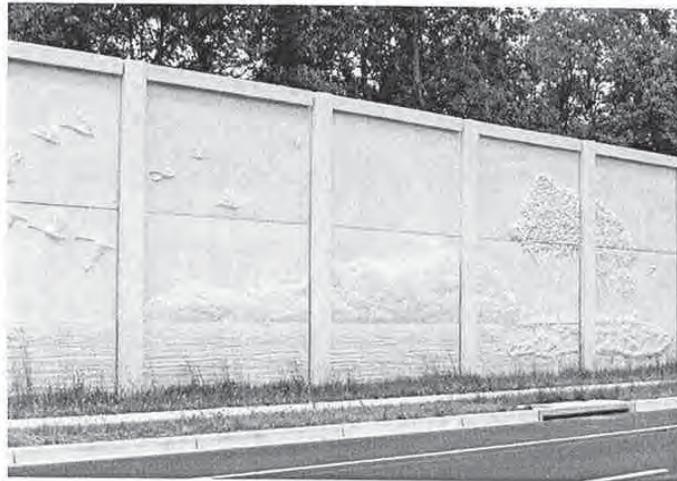


Option 2 – Fractured Fin Finish with Metal Logo

Wall Artwork Options



Option 3 – Natural Rock Finish (Like LOWE'S)



Option 4 – Custom Designed Artwork with Mountains, Trees, etc.