

**CITY COUNCIL WORKSHOP**

**October 6, 2015  
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.*  
[www.ci.bonney-lake.wa.us](http://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:** Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

**I. CALL TO ORDER:** Mayor Neil Johnson

**II. ROLL CALL:**

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson.

**III. AGENDA ITEMS:**

**A. Council Open Discussion.**

p. 3 **B. Discussion:** Review of Minutes: September 15, 2015 Council Workshop, and September 22, 2015 Council Meeting.

**C. Discussion** pursuant to Town Hall Meeting: Fireworks Regulations in Bonney Lake.

p. 11 **D. Discussion:** AB15-110 – Resolution 2485 – Changing the Meeting Date of the Council Public Safety Committee to the Third Monday of the Month.

p. 13 **E. Discussion:** AB105-106 – Resolution 2483 – Declaring Surplus Real Property, And Authorizing The Mayor To Sell Said Property as Outlined In BLMC Section 2.70.100 - Portion of Parcel 9200000070.

p. 17 **F. Discussion:** 186<sup>th</sup> Corridor Improvements Project Update.

p. 19 **G. Discussion:** Fennel Creek Trail Segment 2 Budget

**IV. EXECUTIVE/CLOSED SESSION:**

Pursuant to RCW 42.30.110 and/or RCW 42.30.140, the City Council may hold an executive or closed session. The topic(s) and duration will be announced prior to the session.

**V. ADJOURNMENT**

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

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**CITY COUNCIL WORKSHOP**

**September 15, 2015  
5:30 P.M.**

**DRAFT MINUTES**



*“Where Dreams Can Soar”*

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**Location:** Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

- I. CALL TO ORDER** – Mayor Neil Johnson, Jr. called the Workshop to order at 5:30 p.m.
- II. 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 Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember Tom Watson and Councilmember James Rackley.

Staff members in attendance were City Administrator Don Morrison, City Engineer John Woodcock, Community Development Director John Vodopich, Chief Financial Officer Cherie Gibson, Senior Planner Jason Sullivan, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, and Records & Information Specialist Susan Haigh. Police Chief Dana Powers arrived at 5:40 p.m.

**III. AGENDA ITEMS:**

**A. Council Open Discussion:**

Sumner Court Services: City Administrator Morrison said the City of Sumner has been working with Bonney Lake staff on a proposed interlocal agreement for Bonney Lake to take on Sumner municipal court services. Sumner plans to take a resolution of intent before the Sumner City Council and asked that Bonney Lake do the same before finalizing the contract. Deputy Mayor Swatman thanked staff for their work to bring the proposal forward. City Administrator Morrison said the agreement should be a win-win for both cities, with the current Sumner judge and prosecutor continuing to work on the City of Sumner payroll to handle Sumner cases. The contract would require additional administrative staff, and the Sumner Court Administrator is interested in transferring into a position with Bonney Lake. City Administrator Morrison said the costs to take on Sumner court services should be covered by the additional court activity and fees. Councilmember McKibbin said the City will need to resolve parking issues on busy Court days. City Administrator Morrison said he will forward more information to the Council when it is available. Councilmember consensus was to add a resolution of intent for an interlocal agreement to the September 22, 2015 Meeting for action.

Street Striping: Councilmember Watson thanked the Mayor for addressing issues with the ongoing street striping contract work. He said he has noticed a lot of tire marks from the striping paint on city roads. Councilmember Rackley said he understands a new type of paint required by the State must be used that doesn’t dry as quickly.

Community News: Councilmember Watson said he attended the Communities for Families meeting on September 3, 2015. He said the group has moved all facilities to the Sumner Middle School building and are busy kicking off the new school year.

Website: Councilmember Watson asked about progress in considering updates to the City website, possibly with funding in the next biennial budget. Mayor Johnson said he will meet with staff to get updated information and present it to the Council.

Lake Bonney Dock: Councilmember Watson asked for a follow-up to his question about placing the City's extra dock on the shore of Lake Bonney for better access to the lake. Mayor Johnson said staff estimate this would cost \$250k, and would require preparation work to meet ADA requirements and permits. He said it could be added to a park project plan but could not be done quickly or inexpensively.

Public Records: Councilmember Minton-Davis asked for input from the City Attorney on recent public disclosure lawsuits in Washington regarding personal cell phone use. City Attorney Haggard described the result of the Nissen v. Pierce County case, and said her office is working on a memo and policy recommendations for all their clients currently. Mayor Johnson spoke about his own experience with requests for text message records. City Attorney Haggard said there are different issues for elected officials as compared to public employees. She said Councilmembers are responsible to hand over public records upon request, including those that exist on personal devices. Councilmember Watson asked about emails from his City email account that are forwarded to his personal devices. Mayor Johnson said this case is a good reminder for elected officials to use official email accounts for all city business so these records can be managed on the City's servers. Councilmember Lewis noted that he forwards any emails sent to his personal email account to his City account so it is captured in the system. City Attorney Haggard recommend doing all City business on official City accounts and not keeping copies on personal accounts once they are forwarded to the City account.

City Parks and Recreation: Mayor Johnson said he plans to bring the Councilmembers on the Park Ad-Hoc Committee back together to discuss potential partnerships with the School District on fields and a community recreation center, and how the District's plans fit with the City's interests. He said he has had discussions with District staff and will provide updates when available. Councilmember Lewis said partnerships like these are critical to setting up successful programs.

- B. **Discussion:** Review of Minutes: September 1, 2015 Council Workshop, September 8, 2015 Finance Committee/Committee-of-the-Whole Special Meeting, and September 8, 2015 Council Meeting.

The minutes were forwarded to the September 22, 2015 Meeting for action with minor corrections.

- C. **Discussion:** AB15-91 - Ordinance No. D15-91 – Removal of reference to the Community Character Element in the BLMC.

Senior Planner Jason Sullivan explained this is a clean-up ordinance following adoption of the updated Comprehensive Plan. He said all the policies are still in place but the Community Character Element no longer exists, so this ordinance removes those references. The proposed ordinance was forwarded to the September 22, 2015 Council Meeting for action on Consent Agenda by Council consensus.

Councilmember Rackley thanked Mr. Sullivan for providing well-written ordinance materials. Senior Planner Sullivan noted that this item was not on the Planning Commission Work Plan but was added by necessity due to the adopted Comprehensive Plan.

- D. **Discussion:** AB15-94 – Ordinance No. D15-94 – Concurrency Amendment – Level of Service Standards.

Senior Planner Jason Sullivan said this is also a clean-up ordinance, as staff found this section had not been updated. The proposed ordinance updates language with the currently adopted 2015 standards. The proposed ordinance was forwarded to the September 22, 2015 Council Meeting for action on Consent Agenda by Council consensus.

**IV. EXECUTIVE/CLOSED SESSION:** None.

**V. ADJOURNMENT:**

**At 6:00 p.m., Councilmember Watson moved to adjourn the Council Meeting. Councilmember Lewis seconded the motion.**

**Motion to adjourn approved 7 – 0.**

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Harwood Edvalson, MMC  
City Clerk

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Neil Johnson, Jr.  
Mayor

Items presented to Council at the September 15, 2015 Workshop: None.

*Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.*

**CITY COUNCIL MEETING**

**September 22, 2015  
7:00 P.M.**

**DRAFT MINUTES**



*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.*

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**Location:** Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

**I. CALL TO ORDER** – Mayor Neil Johnson, Jr. called the meeting to order at 6:59 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 Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember James Rackley, and Councilmember Tom Watson. Councilmember Katrina Minton-Davis was absent.

**Councilmember Lewis moved to excuse Councilmember Minton-Davis' absence. Councilmember Rackley seconded the motion.**

**Motion approved 6 – 0.**

Staff members in attendance were City Administrator Don Morrison, Community Development Director John Vodopich, Chief Financial Officer Cherie Gibson, Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, and Records & Information Specialist Susan Haigh.

C. Announcements, Appointments and Presentations:

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

D. Agenda Modifications: None.

**II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:**

- A. Public Hearings: None.
- B. Citizen Comments:

Bonnie King, Friends At Your Metro Animal Shelter, Puyallup, said she is a volunteer photographer at Metro Animal Shelter and serves as the President of the non-profit group Friends At Your Metro Animal Shelter (FAYMAS). She spoke about formation of the non-profit in 2014, and their activities, memberships, sponsorships, and fundraising efforts (including a calendar) that help fund programs and services at the shelter.

Dave Baus, 18929 111th St E, Bonney Lake, said he is a resident, Planning Commissioner, and candidate for the 2015 Bonney Lake City Council election. He said Beautify Bonney Lake on September 19, 2015 was a great community experience and he hopes to see it continue in the future.

Sandra Ewaskow, 6431 South Island Dr, Bonney Lake, spoke about banning fireworks in Bonney Lake. She described her experience as a medical resident at Harborview Medical Center after a July 4th holiday, dealing with fireworks-related injuries. She said since this experience she feels fireworks displays are best left to professionals.

Mary Alexander, 10808 180th Ave E, Bonney Lake, spoke in favor of a fireworks ban. She presented materials to the Council including input from area Fire Chiefs that have fireworks bans, and said all the responses she received were in favor of keeping fireworks bans in place.

- C. Correspondence: None.

### III. COUNCIL COMMITTEE REPORTS:

- A. Finance Committee: Deputy Mayor Swatman said the Committee met at 5:30 p.m. earlier in the evening and forwarded Resolution 2481 to the current agenda for action.
- B. Community Development Committee: Councilmember Lewis said the Committee has not met since the last Council Meeting.
- C. Economic Development Committee: Councilmember McKibbin said the Committee has not met since the last Council Meeting.
- D. Public Safety Committee: Councilmember Watson said the Committee met on September 21, 2015. He said the Committee was introduced to new Probation Officer Stacey Lamond, forwarded Resolution 2479 to the current Consent Agenda, discussed Police traffic emphasis patrols; and a report of 9-1-1 calls from East Pierce Fire & Rescue. Police Chief Powers provided information on pursuit procedures. The Committee discussed changing the regular date for meetings to the 3rd Monday of each month.
- E. Other Reports:
- Beautify Bonney Lake: Mayor Johnson thanked staff, councilmembers, and members of the community who participated in Beautify Bonney Lake. He said this is the event's 12th year and he has been involved from the start. He said events like this should get more positive press coverage from local television news outlets.

### IV. CONSENT AGENDA:

- A. **Approval of Minutes**: September 1, 2015 Council Workshop, September 8, 2015 Committee of the Whole Special Meeting, and September 8, 2015 Council Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers**: Accounts Payable checks/vouchers #71961-72005 in the amount of \$467,422.34.

Accounts Payable checks/vouchers #72006-72076 in the amount of \$32,107.65.

Voids: None.

- C. **AB15-91 – Ordinance D15-91** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Portions Of Titles 14, 15, 16, And 18 Of The Bonney Lake Municipal Code To Remove The Reference To The Community Character Element.
- D. **AB15-94 – Ordinance D15-94** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Portions Of Chapter 19.02 Of The Bonney Lake Municipal Code To Update The Level Of Service Standards.
- E. **AB15-101 – Resolution 2479** – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Interagency Agreement With The Washington Traffic Safety Commission For The Continued FTE Employment Of Our 100% Grant Funded Child Passenger Safety Program Manager.
- F. **AB15-102 – Resolution 2480** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Renewed Agreement For Development/Maintenance Of The QuickView Internet Mapping Service With Pierce County.
- G. **AB15-103 – Resolution 2481** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Awarding A Professional Services Agreement With Utility Services Associates, LLC For The 2015 Leak Detection Program

**Councilmember Watson moved to approve the Consent Agenda. Councilmember Rackley seconded the motion.**

**Consent Agenda approved 6 – 0.**

**V. FINANCE COMMITTEE ISSUES:** None.

**VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES:** None.

**VII. ECONOMIC DEVELOPMENT COMMITTEE ISSUES:** None.

**VIII. PUBLIC SAFETY COMMITTEE ISSUES:** None.

**IX. FULL COUNCIL ISSUES:**

- A. **AB15-105 – Resolution 2482** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Negotiate An Interlocal Agreement With The City Of Sumner For Municipal Court Services.

**Councilmember Watson moved to approve Resolution 2482. Councilmember Rackley seconded the motion.**

Councilmember Watson asked to be listed as the item’s sponsor. Mayor Johnson thanked the City Administrator and staff for working on the proposed agreement with the City of Sumner. He said Bonney Lake shares other services with Sumner, including the sewer treatment plant and animal services. Deputy Mayor Swatman said it is good to see the Sumner and Bonney Lake administrations work together to set up an agreement that will save both agencies money.

City Administrator Morrison said the Sumner City Council has already approved a similar resolution. He said staff from both cities have met to discuss transition steps. He said the final agreement will probably commence on January 1, 2016, but Sumner may ask for support earlier since some of their Court staff have already left for other positions.

**Resolution 2482 approved 6 – 0.**

**X. EXECUTIVE/CLOSED SESSION:** None.

**XI. ADJOURNMENT:**

**At 7:25 p.m., Councilmember Watson moved to adjourn the Council Meeting. Councilmember Rackley seconded the motion.**

**Motion to adjourn approved 6 – 0.**

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Harwood Edvalson, MMC  
City Clerk

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Neil Johnson, Jr.  
Mayor

Items presented to Council at the September 22, 2015 Meeting:

- Mary Alexander, Bonney Lake Resident – *Fire Chief Responses about Fireworks.*

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City of Bonney Lake  
**City Council Agenda Bill (AB)**

<b>Department / Staff Member:</b> Administrative Srvc/Edvalson	<b>Meeting/Workshop Date:</b> 6 October 2015	<b>Agenda Bill Number:</b> AB15-110
<b>Agenda Item Type:</b> Resolution	<b>Ordinance/Resolution Number:</b> 2485	<b>Councilmember Sponsor:</b> Tom Watson

**Agenda Subject:** Changing the regular meeting date of the Council Public Safety Committee.

**Full Title/Motion:**  
 A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Establishing the Third Monday of the Month as the New Principal Meeting Date for the Council's Public Safety Committee Standing Committee.

**Administrative Recommendation:** None.

**Background Summary:** The Council's Public Safety Committee has been meeting on the first Monday of the month as their principal meeting date of the month, utilizing the third Monday as needed. The Public Safety Committee has expressed a desire to establish the third Monday of the month as their primary meeting date. It is anticipated the Committee would meet as needed for additional special meetings during any given month. BLMC 2.04.910 provides that days and times of all committees shall be fixed by resolution. BLMC 2.04.860 states that each council standing committee shall schedule a minimum of 12 meetings per year.

**Attachments:** Resolution 2485.

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b> No impact.			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee:</b>	<i>Approvals:</i>	<b>Yes</b>	<b>No</b>
	Chair/Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
<b>Committee Date:</b>	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
<b>Forwarded to:</b>	<b>Consent Agenda:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Commission/Board Review:</b>			
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s): 06 October 2015	Public Hearing Date(s):
Meeting Date(s):	Tabled to:

<b>APPROVALS</b>		
<b>Director:</b> HTE	<b>Mayor:</b>	<b>Date Reviewed by</b> <b>City Attorney:</b> (if applicable):

**RESOLUTION NO. 2485**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ESTABLISHING THE THIRD MONDAY OF THE MONTH AS THE PRINCIPAL MEETING DATE FOR THE COUNCIL'S PUBLIC SAFETY STANDING COMMITTEE.**

**WHEREAS**, Bonney Lake Municipal Code Section 2.04.910 provides that days and times of all committees shall be fixed by resolution of the City Council; and

**WHEREAS**, the Council Public Safety Standing Committee has expressed a desire to establish the third Monday of the month as their principal meeting date; and

**WHEREAS**, the third Monday at 5:00 p.m. does not conflict with any other Council committee meeting.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DOES HEREBY RESOLVE AS FOLLOWS:**

The third Monday of the month is established as the principle meeting date for the Council Public Safety Committee Standing Committee. The Public Safety Committee will establish additional special meetings during the month on an as-needed basis.

**PASSED by the City Council this 13th day of October, 2015.**

\_\_\_\_\_  
Neil Johnson, Jr., Mayor

AUTHENTICATED:

\_\_\_\_\_  
Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kathleen Haggard, City Attorney

City of Bonney Lake, Washington  
**City Council Agenda Bill (AB)**

<b>Department/Staff Contact:</b> Executive / Don Morrison	<b>Meeting/Workshop Date:</b> 6 October 2015	<b>Agenda Bill Number:</b> AB15-106
<b>Agenda Item Type:</b> Resolution	<b>Ordinance/Resolution Number:</b> 2483	<b>Councilmember Sponsor:</b> Swatman

**Agenda Subject:** Surplus Property Declaration

**Full Title/Motion:** A Resolution Deeclearing Surplus Real Property, And Authorizing The Mayor To Sell Said Property As Outlined In Blmc Section 2.70.100 – Portion Of Parcel 9200000070 .

**Administrative Recommendation:** Approve

**Background Summary:** In 2007 the City acquired Tax Parcel Number 9200000070, commonly known as the “Buck” property for the purpose of extending Main Street E North to 182nd Ave E; as part of the Greenwood development. The Greenwood development had been granted, but never exercised, an option to acquire the remaining Northern portion of the Buck property for the purpose of installing a Greenwood development “gateway sign”. This Northern portion of parcel No. 9200000070, consisting of approximately 3,976 square feet, is of little value to the City and a maintenance burden. There are no utilities or other encumbrances on said portion of the parcel. The adjoining home owner has expressed an interest in acquiring the Northern portion of the parcel, and is the only party whom it could realistically benefit. It is recommended that the Council declare the property surplus in order to get it on the tax rolls and eliminate the maintenance burden to the City. BLMC Chapter 2.70.100(C)4 provides that surplus real property not belonging to a utility and less than \$50,000 in value may be declared surplus by simple resolution of the City Council.

**Attachments:** Resolution; Map

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b> NA			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>	Other Date: 2015	<b>Approvals:</b> Chair/Councilmember Councilmember Councilmember	Yes No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Forward to:	<b>Consent</b> <b>Agenda:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Commission/Board Review:</b>			
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
Director:	Mayor:	Date Reviewed

**RESOLUTION NO. 2483**

**A RESOLUTION OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, DECLARING REAL PROPERTY SURPLUS, AND AUTHORIZING THE MAYOR TO SELL SAID PROPERTY AS OUTLINED IN BLMC SECTION 2.70.100.**

**WHEREAS**, in 2007 the City acquired Tax Parcel Number 9200000070, commonly known as the “Buck” property for the purpose of extending Main Street E North to 182<sup>nd</sup> Ave E; as part of the Greenwood development; and

**WHEREAS**, the Greenwood development had been granted, but never exercised, an option to acquire the remaining Northern portion of the Buck property for the purpose of installing a Greenwood development “gateway sign”, and the option has now expired; and

**WHEREAS**, said Northern portion of parcel No. 9200000070, consisting of approximately 3,976 square feet, is of little value to the City and a maintenance burden, and is not a buildable lot; and

**WHEREAS**, there are no utilities or other encumbrances on said portion of parcel No. 9200000070; and

**WHEREAS**, the adjoining home owner has expressed an interest in acquiring the Northern portion of parcel No. 9200000070; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to declare the property surplus in order to get it on the tax rolls and eliminate the maintenance burden to the City; and

**WHEREAS**, BLMC Chapter 2.70.100(C)4 provides that surplus real property not belonging to a utility and less than \$50,000 in value may be declared surplus by simple resolution of the City Council,

**NOW THEREFORE**, the City Council of the City of Bonney Lake, Washington, do hereby resolve that:

1. The described property listed in Exhibit “A”, attached hereto and incorporated herein as if fully set forth, is hereby declared surplus to the City’s continuing needs and is no longer required for providing continued public service;
2. The Mayor or designated Chief Contract Officer is authorized to dispose of said property through the procedures as established in Bonney Lake Municipal Code Chapter 2.70.100, or by deeded transfer to the adjoining property owner.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Neil Johnson, Jr., Mayor

**AUTHENTICATED:**

\_\_\_\_\_  
Harwood T. Edvalson, City Clerk, MMC

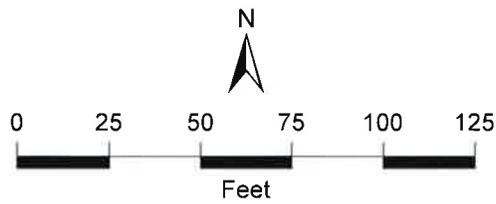
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Kathleen Haggard, City Attorney



- Legend**
- 8508 182nd Ave E
  - Distance to parcel line
  - GPS\_Sewer\_Manhole\_2015
  - ▨ North portion
  - ▨ South portion
  - ⊕ Air Vacs - BL
  - Blow Offs - BL
  - ⊕ Fire Hydrants - BL
  - ⊗ Water Meters - BL
  - ⊕ Water Valves - BL
  - Water Mains - BL
  - Sewer Main
  - ▭ Tax Parcels

## Site Map: 8508 182nd Ave E



1 inch = 50 feet

Date: 9/10/2015



# Memo

**Date** : October 1, 2015  
**To** : City Council  
**From** : John Woodcock, City Engineer  
**CC:** : Dan Grigsby, Public Works Director  
**Re** : 186<sup>th</sup> Corridor Improvements Project Update

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## ROW Acquisition Update:

**ROW Acquisition:** The ROW agent has currently sent out six offer letters:

- Ralph Kelly** Negotiating with property owner. I'm guessing the cost to be around **\$150,000**.
- Castrilli, Melanie** This property owner has passed away with no apparent heirs. Since this is just a temporary construction easement (goes away after construction) it might be better to go without. Price is estimated to be **\$550** if an owner existed.
- Ryckman, Gladys** The probate attorney, Klaus Snyder has been contacted several times with no action. The estimated cost for this land is **\$3,800**.
- Bonney Lake Advance LLC** Negotiating with owner. Estimated cost around **\$115,600**.

**Design Team:** The schedule still maintains the advertisement date for PS&E of 1/15/16. Most of the design/plans are nearing a 90% level, with the exception of the Joint Utility Trench design. The advertisement schedule with an Ad date in January would still be possible if I get everything I need from the utilities to lay everything out within the next few weeks.

**Environmental** – Completed.

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September 25, 2015  
Parametrix No. 214-1611-065

Gary Leaf  
City of Bonney Lake

Re: Fennel Creek Segment 2 - Phase 2 Budget Fact Sheet

Dear Gary:

We have prepared a budget review and analysis to document how the project costs for the Fennel Creek Trail have developed over time as the City has moved from the Trail Master Plan through preliminary design and is now looking towards final design and construction.

**Background**

Shortly following our selection to design this project we developed a scope and fee estimate for the preliminary design (Phase 1). The purpose of this scope of work was to prepare alternative trail alignments for segment 2 of the trail and to evaluate those alternatives based on environmental impacts, public input, right of way impacts and cost. When we started Phase 1 we assumed segment 2 of the trail would cost approximately \$1.7M based on the planning level estimate completed by the City. Based on the work we anticipated for this corridor and the anticipated construction costs we estimated the following costs:

Phase 1 – Preliminary Design (current LAG Agreement)	\$151,000
Phase 2 – 60% Design, NEPA & ROW Plans	\$190,000 to \$210,000
Phase 3 – ROW Acquisition	design coord. + UFS + property costs
Phase 4 – Final Design & Permitting	\$125,000 to \$175,000
<u>Phase 5 – Construction</u>	<u>\$1,700,000 (Const.) + 10% for CM Services</u>

We knew the costs for preliminary design because we could scope that effectively at the time and as of September 24, 2015 we had completed the scope of services for Phase 1 at a cost of \$143,000.

We speculated on Phases 2 through 5 based on the information available at that time and gave a range of costs (except ROW acquisition, which we had no basis for estimating a value). The lower number represented a relatively low amount of sensitive area (wetland) impacts and minimal creek crossings (bridges). The higher values reflected higher sensitive area impacts and/or more creek crossings. The reasoning was that higher sensitive area impacts would require more extensive NEPA documentation, permitting and mitigation and would also require more structural engineering for both pile supported trail sections and bridge engineering costs. The midpoint of these ranges pointed towards a fee value of approximately \$500,000 plus ROW acquisition costs.

### Updated Construction Costs

Having completed Phase 1, we now have a preferred alignment and we have completed environmental reconnaissance studies to better understand the potential environmental impacts to sensitive areas. The preferred alignment does traverse a higher amount of sensitive areas and therefore there will be a significant amount of pile supported trail. There will be one bridge crossing of Fennel Creek, which is on the low side of our early estimates, however, the preferred alignment includes a tunnel under SR 410.

The information available to us now allows us to give you a reasonable estimate of the effort we believe will be necessary to complete the work for the preferred alternative which is anticipated to have a construction cost of approximately \$2,500,000. We have worked with City staff to develop a scope of work for the remaining work through final design and our actual total anticipated costs (including ROW acquisition services) is approximately \$805,000, which is about 32% of construction (3% less than would have been anticipated based on our initial estimates).

### Potential for Phasing Design

We understand this is more of a commitment than the city first thought it would undertake. Within the remaining work there are logical options for additional phasing of the work. While there are several options we would recommend breaking up the remaining work into two additional phases:

#### Phase 2-60% Design, NEPA, ROW plans and Project Funding Estimate

The next critical element of the project is NEPA approval. We need NEPA to be complete in order to purchase right of way for the project. In order to complete the NEPA documentation we will need to advance the design to a 60% level. We can also firm up our project cost information by completing the Project Funding Estimate, which can be done prior to NEPA approval and includes a detailed estimate by UFS of what they believe the ROW costs will be.

In terms of cost, Phase 2 will likely take between 6 and 8 months to complete. These costs represent our anticipated actual costs for the preferred alternative for Phase 2 from our initial estimate shown above.

60% Design (including mapping)	\$245,400
NEPA Documentation	\$47,752
<u>ROW Plans &amp; Project Funding Estimate</u>	<u>\$33,404</u>
<b>Total Anticipated Cost for Phase 2</b>	<b>\$326,556</b>

#### Phase 3-Final Design, Permitting and ROW Acquisition

Phase 3 would include the rest of the work and would likely take 6 to 8 months to complete. These costs represent our anticipated actual costs for the preferred alignment and correspond to Phases 3 and 4 in our original estimate shown above.

Final Design	\$206,103
Permitting	\$44,162
<u>ROW Acquisition</u>	<u>\$77,597</u>
<b>Total Anticipated Cost for Phase 3</b>	<b>\$327,862</b>

The benefit of phasing the remaining work is that it allows the City to limit its commitment while still preserving the efficiencies of scoping a larger project by breaking the project at a logical point. As long as the City is committed to proceeding with Phase 3 within a reasonable amount of time of completion of Phase 2 (3-months) then our estimates will remain valid. The completion of Phase 2 is also a great point to apply for a construction grant as we will have completed the NEPA hurdle and will have a refined grasp on total project costs.

It is important to note that we did complete our scope of work for Phase 1 under budget and remaining funds from that phase of work will be transferred to Phase 2 (approximately \$7,000 to \$8,000).

#### Other Project Costs

It is important to note that there are other project costs the City will incur as a part of this project. These may include:

1. Property Costs – (\$250,000 to \$400,000)
2. 95<sup>th</sup> Street Connector Park – (\$200,000 to \$250,000)
3. Construction Management – (typically 10% of Construction)

**Expected cost of trail on 2-acre parcel:**

Topographic mapping	\$	9,111
Geotech report		10,582
Design & plans		67,028
Environmental permitting (includes HPA)		29,038
Bidding documents		3,435
Construction		<u>150,000</u>
Total	\$	269,194



REVISIONS	DATE	BY

**LAYOUT & MATERIALS LEGEND**

3" POROUS ASPHALT TRAIL PAVING OVER  
 4" CRUSHED ROCK BASE AND 9" MIN. 1  
 -2% SLOPE (DOWN) DIRECTION & APPROXIMATE STEEPNESS

**GENERAL NOTES:**

1. VERIFY ALL EXISTING UTILITIES AND RECORD THEM ACCURATELY.
2. VERIFY ALL EXISTING EROSION CONTROL MEASURES AND RECORD THEM ACCURATELY.
3. VERIFY ALL EXISTING EROSION CONTROL MEASURES AND RECORD THEM ACCURATELY.
4. VERIFY ALL EXISTING EROSION CONTROL MEASURES AND RECORD THEM ACCURATELY.
5. VERIFY ALL EXISTING EROSION CONTROL MEASURES AND RECORD THEM ACCURATELY.

**CLEARING & GRUBBING NOTES:**

1. REMOVE ALL EXISTING VEGETATION AND RECORD IT.
2. REMOVE ALL EXISTING VEGETATION AND RECORD IT.
3. REMOVE ALL EXISTING VEGETATION AND RECORD IT.
4. REMOVE ALL EXISTING VEGETATION AND RECORD IT.
5. REMOVE ALL EXISTING VEGETATION AND RECORD IT.

**EARTHWORK NOTES:**

1. MAINTAIN EXISTING GRADE WHERE POSSIBLE.
2. MAINTAIN EXISTING GRADE WHERE POSSIBLE.
3. MAINTAIN EXISTING GRADE WHERE POSSIBLE.
4. MAINTAIN EXISTING GRADE WHERE POSSIBLE.
5. MAINTAIN EXISTING GRADE WHERE POSSIBLE.

**SEEDING & RESTORATION:**

1. SEED ALL EXPOSED SOIL WITH SEED.
2. SEED ALL EXPOSED SOIL WITH SEED.
3. SEED ALL EXPOSED SOIL WITH SEED.
4. SEED ALL EXPOSED SOIL WITH SEED.
5. SEED ALL EXPOSED SOIL WITH SEED.

**HORIZONTAL & VERTICAL CONTROL:**

1. MAINTAIN 50' MIN FROM TRAIL TO CREEK OH-W.
2. MAINTAIN 50' MIN FROM TRAIL TO CREEK OH-W.
3. MAINTAIN 50' MIN FROM TRAIL TO CREEK OH-W.
4. MAINTAIN 50' MIN FROM TRAIL TO CREEK OH-W.
5. MAINTAIN 50' MIN FROM TRAIL TO CREEK OH-W.



BY: CITY ENGINEER, PE  
 DATE: Plans meet current Washington State Public Works Design Standards  
 SCALE: NOTED  
 SATISFACTORY TO  
 PUBLIC WORKS DIRECTOR, PE  
 DATE: Plans meet current Washington State Public Works Design Standards  
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