

**CITY COUNCIL WORKSHOP**

**July 7, 2009  
5:30 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.*

Website: [www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

**I. Call to Order:** Mayor Neil Johnson called the Workshop to order at 5:30 p.m.

**II. Roll Call:**

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

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

**III. Agenda Items:**

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

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

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

Councilmembers discussed options to meet the need for increased treatment capacity, including building two additional tanks at the Sumner Wastewater Treatment Plant. Director Grigsby said based on growth projections, the City would need increased capacity by 2012. He is working with Sumner to discuss options for short-term

construction as well as long-term planning. Councilmembers discussed whether the City should consider partnering with other cities or Pierce County for a future sewer treatment facility to serve the area.

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

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

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

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

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

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

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

**Motion approved 7 - 0.**

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

**B. Council Open Discussion:**

Grant Updates

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

Community Garden

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

Special Events

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

Falling Waters Septic System Update

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

Council Meeting Absences

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

House Fire

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

Ball Park Well Tour

Deputy Mayor Swatman said Assistant Public Works Director Charlie Simpson has offered to give a tour of the Ball Park Well so residents can see how it works. Mr. Simpson will schedule tour dates and let interested parties know about the opportunity.

Association of Washington Cities (AWC) Conference

Deputy Mayor Swatman said the AWC conference was very good, though there was lower attendance than usual. He said he attended a very interesting session on social

networking, and enjoyed meeting representatives from other cities at the conference. Councilmember Rackley said he attended a good session on strategic planning.

### City Budget

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

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

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

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

**Motion approved 7 – 0.**

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

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

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

Councilmembers discussed the options for an LID or latecomers agreement in Eastown, and potential funding sources and layouts. Councilmembers asked for more information and input from area property owners and developers to see if there is

interest in the latecomers agreement option. Mayor Johnson asked Director Grigsby to prepare more information and a draft ordinance to revise the municipal code, and said discussions would continue at future workshops.

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

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

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

**IV. Executive Session:** None.

**V. Adjournment:**

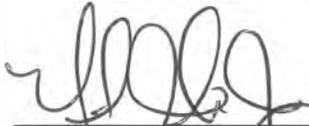
**At 8:48 p.m., Councilmember Rackley moved to adjourn the workshop. Councilmember Carter seconded the motion.**

**Motion approved 7 - 0.**




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Harwood T. Edvalson, CMC  
City Clerk




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Neil Johnson, Jr.  
Mayor

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

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