



Community Development Committee

April 19, 2016 Scheduled Meeting

Meeting Notes

City of Bonney Lake Justice and Municipal Center, 3rd Floor Conference Room.

The meeting was called to order at 4:00 P.M. and adjourned at 4:36 P.M.

Roll Call:

Chairperson Donn Lewis
Councilmember James Rackley
Councilmember Dan Swatman

Attendees:

Public Works Director, Dan Grigsby
Development Review Engineer, Cole Elliott

I. Discussion/Presentation:

1. [WSU Residential Sewer Service](#). Briefly discussed various methods of connecting this development to the City sewer system.
2. [Skystone Subdivision](#). Director Vodopich replied to questions about the status of this project.
3. [Fennel Creek Lift Station](#). Director Grigsby replied that this project was now advertised and construction work will probably start in early June. He also described the process for establishing a Utility Latecomer Agreement for this project.

II. New Business/Action Items:

1. Approval of April 5, 2016 CDC Meeting Notes. [Approved as written](#).
2. [AB16-54, Resolution 2522, Authorizing a Developer Extension Agreement with Lakeland Commons II, LLC](#). CDC forwarded this action to the 26 April 2016 City Council meeting, on the consent agenda.
3. [AB16-58, Resolution 2524, Authorize Myers Road South Overlay Puget Sound Regional Council Grant](#). CDC forwarded this action to the 26 April 2016 City Council meeting, on the consent agenda.
4. [AB16-50, Motion Ratifying Cancellation of the Financing Contract and Utility Latecomer Agreement \(ULA\) with KAHNE Properties LLC](#). Director Grigsby requested addition of this action to this agenda. CDC forwarded this action to the 26 April 2016 City Council meeting, on the consent agenda.

III. Actions Under Development by Staff:

1. Ordinance – Residential and Commercial Frontage Maintenance – City and Private Property Owner Responsibilities in the City Right of Way.
2. Establish City White River Basin Water Rights Using Cascade Water Alliance water rights.
3. Public Works Center project update provided quarterly. (Last updated on 1 March 2016)

Additional Attachments: [AB16-50 Agenda Bill and Addendum to Kahne ULA](#).

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

Department/Staff Contact: PW / GRIGSBY	Meeting/Workshop Date: 26 April 2016	Agenda Bill Number: AB16-50
Agenda Item Type: Motion	Ordinance/Resolution Number:	Councilmember Sponsor: Donn Lewis

Agenda Subject: Ratification Of Agreement To Cancel The Sewer Development Financing Contract And Utility Latecomer Agreement With Kahne Properties LLC

Full Title/Motion: A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, For Ratification Of Agreement To Cancel The Sewer Development Financing Contract And Utility Latecomer Agreement With Kahne Properties Llc.

Administrative Recommendation: Recommend Approval

Background Summary: Resolution 2322 established this Utility Latecomer Agreement (ULA) with Kahne Properties LLC on November 26, 2013. The City has completed design of the construction contract documents. Kahne has purchased the property over which the City had been pursuing condemnation to acquire a utility easement. As a result, Kahne estimates that this construction contract can be completed quicker and cheaper without going through the City. He has requested that the City cancel this ULA and refund the remainder of the \$346,041 deposit made to establish the ULA. Total City Costs are Not To Exceed \$113,162. After reimbursing the City for all of it's expenditures, City staff has calculated a partial refund of \$222,879 is appropriate at this time. Kahne has requested a new ULA be established without the City participating in the funding of this new ULA.

Attachments: Addendum to Cancel Sewer Development Financing Contract and Latecomer Agreement

BUDGET INFORMATION				
Budget Amount	Current Balance	Required Expenditure	Budget Balance	Fund Source
				<input type="checkbox"/> General <input type="checkbox"/> Utilities <input type="checkbox"/> Other
Budget Explanation:				

COMMITTEE, BOARD & COMMISSION REVIEW				
Council Committee Review:	Community Development	<i>Approvals:</i>	Yes	No
	Date: 19 April 2016	Chair/Councilmember	Donn Lewis	<input type="checkbox"/> <input type="checkbox"/>
		Councilmember	James Rackley	<input type="checkbox"/> <input type="checkbox"/>
		Councilmember	Dan Swatman	<input type="checkbox"/> <input type="checkbox"/>
	Forward to:	Consent Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review:				
Hearing Examiner Review:				

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s): 26 April 2016	Tabled to Date:

APPROVALS		
Director: <i>D.L. Grigsby, P.E.</i>	Mayor: <i>Neil Johnson, Jr.</i>	Date Reviewed by City Attorney: (if applicable)