



Community Development Committee

May 03, 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 4:35 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. Fennel Creek Sewer Lift Station. Director Grigsby described the scope and timeline for establishing an Assessment Reimbursement Area (ARA). This ARA will set the Latecomer Fee for construction of the new Fennel Creek Sewer Lift Station and Force Main being built this summer. An ARA is used in lieu of a Utility Latecomer Agreement when the City funds 100% of the project.
2. Councilmember Lewis asked about the new house, on 107th Street, being built behind the stormwater pond opposite BLHS. Director Grigsby indicated that this was on a piece of property that had been sold for failure to pay taxes. It was a remnant of a larger parcel when the City purchased ROW for the future 192nd Ave. It is an odd shaped lot that does not impact the stormwater pond or the future 192nd Ave Right of Way. Director Vodopich had previously confirmed that the appropriate permits have been applied for and issued.

II. New Business/Action Items:

1. Approval of April 19, 2016 CDC Meeting Notes. [Approved as drafted.](#)
2. AB16-63, Motion to Accept as Complete the Sewer Manhole Rehabilitation -2015 Project with NWCW, LLC. Director Grigsby will determine how the \$158K amount shown on the Project Completion Report was decided. (Subsequently determined that the correct number is \$119,194. The packet has been corrected that was forwarded to next week's City Council meeting). Good catch Councilmember Swatman! This completes the first year of the second three year IDQ contract to repair sewer manholes. CDC forwarded this action to the 10 May 2016 City Council meeting, on the consent agenda.
3. AB16-59, Resolution 2525, Authorizing a Developer Extension Agreement with Kelly Kahne. Development Review Engineer Elliott indicated that this agreement needed to be in place before Mr. Kahne could proceed with constructing the sewer line extension from the new Mazatlan parking lot to Kahne's other parcels near the Buttered Biscuit Too. Construction of this sewer line will also allow other property owners to connect to the city sewer system. CDC forwarded this action to the 10 May 2016 City Council meeting, on the [consent agenda.](#)

4. AB16-45 – Motion to Accept as Complete the SR410 Pedestrian Improvements Project with WHH Nisqually Federal Services, LLC. Director Grigsby indicated that after many months of effort, this contract can now be finalized and submitted to City Council for acceptance. He specifically commended City Engineer John Woodcock, Contract Administrator Marlyn Campbell, and Project Manager Art Larson (retired) for their professional efforts on this project. Attorney Jeff Ganson is also to be commended for his actions that resulted in all claims on this contract being resolved through mediation. CDC forwarded this action to the 10 May 2016 City Council meeting, on the consent agenda.
5. AB16-64, Resolution 2528, Authorizing a Developer Extension Agreement with Oakridge Homes. Development Engineer Elliott explained that this was an old development that had been suspended during the recession and was now being resurrected. It is on the west side of 214th Avenue opposite Connells Prairie Road. CDC forwarded this action to the 10 May 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:

1. Fennel Creek Sewer Lift Station Colored Assessment Reimbursement Area Map.
2. Corrected Project Completion Report for AB16-63, Motion to Accept As Complete, Sewer Manhole Rehabilitation Contract.