Call to Order: Mayor Neil Johnson

Roll Call:
Mayor Neil Johnson, Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember James Rackley.

Expected Staff Members: Administrative Services Coordinator Don Morrison, Director of Planning and Community Development Bob Leedy, Public Works Director Daniel Grigsby, Interim Police Chief Buster McGehee, Judge James Helbling, City Attorney Jim Dionne and City Clerk Harwood Edvalson.

Agenda Items

1. Presentation: MBR Wastewater Treatment Technology. (45 Mins.)

2. Presentation: Street-lighting Plan. (45 Mins.)

3. Discussion: WIFI Final Payment and Deployment. (20 Mins.)

4. Department Reports. (15 Mins.)

5. Council Open Discussion. (20 Mins.)

6. Review of Minutes from March 21st City Council Workshop and March 28th City Council Meeting. (5 Mins.)

7. Discussion: AB06-80 - Manufactured Home Amendment (20 Mins.)

8. Executive Session: RCW 42.30.110(1)(c) - The City Council will convene in executive session to consider the acquisition of real estate by lease or purchase where public knowledge regarding such consideration would cause a likelihood of increased price.


Times are estimates only and not intended to limit discussion.
City of Bonney Lake, Washington  
Council Agenda Bill (C.A.B.) Approval Form

<table>
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<th>Council/Wrkshp Mtg Date:</th>
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<td><strong>BUDGET INFORMATION</strong></td>
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2005 Budget Amount  
Required Expenditure  
Impact  
Remaining Balance

**Explanation:**

**Agenda Subject:** Presentation of MBR Wastewater Treatment Technology

**Administrative Recommendation:**

**Background Summary:** Presentation of MBR (Membrane Bioreactor) Wastewater Treatment Technology as requested by the City Council. Mr. Doug Berschauer, from CH2M Hill will make the presentation.

The CDC Committee received a detailed presentation from Mr. Berschauer in June of 2005. Subsequently, the PW Director and City Engineer participated in a one day work shop in Arlington, Washington held for statewide municipal and state officials by Enviroquip, Inc and TEC. International speakers participated in this program. See attached documents.

MBR waste water treatment plants have been operated in the Far East and Europe for decades. In the early 1990s, these treatment plants began to be used in the U.S. They are now an accepted/proven method of sewer treatment.

MBR advantages are that they take of less room, they are not a visual or aroma hindrance to the neighborhoods they are located in. If the discharge water from these plants is not dumped into a river or stream, they can move through the permitting process in 2-3 years versus 15-20 years.

<table>
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<th>Council Committee Dates:</th>
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<th>Board/Hearing Examiner Dates:</th>
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**Council Action:**

Council Call for Hearing:  
Council Hearings Date:

Council Referred Back to:  
Workshop: Committee:

Council Tabled Until:  
Council Meeting Dates:

**Signatures:**

Dir. Authorization: Mayor: Date City Attorney Reviewed:
From: Jim Gleason [mailto:jim@treatmentequipment.com]
Sent: Tuesday, March 14, 2006 11:16 AM
To:
Subject: Enviroquip MBR's in the Northwest

1. It is time for an update on the Enviroquip Membrane Bioreactor (MBR) process. The MBR market remains active and Enviroquip now has **16 MBR's in the Northwest**. Please see the attached copy of an ad that will appear in the PNCWA quarterly newsletter for more information.

2. We would like to thank the nearly 80 wastewater professionals that attended Enviroquip's half day MBR technical workshop last fall in Arlington, WA. Attached is an article on "Biohydraulics" that will appear in this month's issue of WWD. It also provides a good overview of the workshop content and the basic functionality of a submerged membrane bioreactor system. For those of you that were unable to attend, please let me know if you'd like to receive a copy of the technical workshop materials and I'll be glad to forward them to you.

3. Finally, Enviroquip has launched their updated web site. Please visit www.enviroquip.com for more detailed information on the MBR process including design principles, technical papers, and project profiles.

Please let me know if you have any questions or require additional information at this time.

Thank you,

Jim Gleason
800-454-4306
Advantages of Membrane Bioreactor (MBR) Technology Over Conventional Aerobic Treatment

- **MBR Effluent is Reuse Water Quality**
  - Effluent quality: <5 mg/l BOD, <5 mg/l TSS, <5 mg/l TN, <1 mg/l TP

- **Reduced Plant Footprint**
  - Aeration and clarification stages combined in single basin
  - High MLSS concentrations permit higher plant loadings

- **Reduced Sludge Production**
  - Long SRT (>30 days) results in reduced net sludge generation
  - 0.4 lb sludge generated /per lb. BOD removed

- **Reduced Disinfection Capacity Required**
  - Membrane effective pore size is 0.1 micron (microfiltration)
  - Greater than 6 log bacteria and 3 log virus removal
  - Up to 90 percent reduction in UV disinfection capacity

- **Simultaneous Biological Nutrient Removal**
  - Nitrogen and Phosphorus removal possible within the standard MBR process

Advantages of the Enviroquip MBR System Over Hollow-Fiber Membrane Technologies

- **Technology Developed Specifically for Wastewater Treatment**
  - Kubota membranes designed for wastewater treatment service, not adapted from water treatment

- **Reduced Maintenance**
  - Systems run virtually unattended due to reduced cleaning requirements

- **In-situ Cleaning of Membranes**
  - Membranes are cleaned in place in 1-2 hours, resulting in short downtime

- **Fewer Annual Cleanings**
  - Only two annual cleanings required

- **No Air or Water Backflushing Required**
  - Membranes are continuously cleaned by continuous air scour

- **Gravity or Suction/Pressure Operation**
  - Enviroquip’s MBR system can be designed for gravity or suction operation

- **Simultaneous Nitrification/Denitrification with SymBio® Process**
  - Simultaneous Nitrification/Denitrification can be achieved using Enviroquip’s patented SymBio® process in combination with the MBR system

Protected by USA patent #'s 5192456, 5482623, 5651888, 6277209, 6287467 and patent pending.
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<th>Name</th>
<th>Location</th>
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(Continued on reverse side)
## ENVIROQUIP MBR INSTALLATIONS

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

Department/Staff Contact: PW Director Grigsby
Council/Wrkshep Mtg Date: April 4, 2006
Agenda Bill Number: AB06-84

Ordinance Number: Resolution Number: Councilmember Sponsor:

BUDGET INFORMATION

2006 Budget Amount Required Expenditure Impact Remaining Balance
$0 $0 $0 $0

Explanation:

Agenda Subject: Presentation of Street Light Improvement Plan

Administrative Recommendation:

Background Summary: This presentation provides a plan and explains the prioritization process to improve the street light system. This implements council guidance provided by Ordinance No. 1096 on 26 July 2005.

The plan was prepared after completion of a survey to locate and identify the GPS locations of current street lights. PSE is in the process of preparing a supplemental plan for SR410 lighting within the City limits.

Attached is a spreadsheet showing the locations where streets lights are located and the prioritization method. Also attached, is the current Design Standard drawing for street lights within the City of Bonney Lake. At this presentation, a large map will be displayed that shows the location of existing and proposed street lights.

Council Committee Dates: Commission Dates: Board/Hearing Examiner Dates:
Finance Committee:
Public Safety Committee:
Community Development & Planning Committee:
Council Workshops:
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Civil Service Commission:
Park Board:
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Council Action:
Council Call for Hearing: Council Hearings Date:
Council Referred Back to: Workshop: Committee:
Council Tabled Until: Council Meeting Dates:

Signatures:
Dis. Authorization Mayor Date City Attorney Reviewed:

PW Grigsby
Neil J. Johnson
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Date: March 23, 2006
City of Bonney Lake

Weighted Street Light Priority

Criteria / Weight
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LUMINAIRE SPECIFICATIONS

CATALOGUE NO.: K56-C-P-SAR-III-250(MCG)
- HPS-120-KPL10-PEC-BK-PSE

LANTERN STYLE: CLEVELAND
POLE ADAPTOR: PENDANT
OPTICAL SYSTEM: SEGMENTED ACRYLIC RIPPLED
IES CLASS: TYPE III
LIGHT SOURCE: HIGH PRESSURE SODIUM
LINE VOLTAGE: 120V
PAINT: BLACK
OPTIONS: KPL-10 LEVELING DEVICE
           ELECTRONIC PHOTO BUTTON CELL

QUICK DISCONNECT [ ] PLEASE SELECT ONE
TERMINAL BLOCK [ ]

BALLAST INFORMATION:

BALLAST TYPE: CWA
BALLAST MANU.: ADVANCE / MAGNETEK
CATALOG NUMBER: 71AR281 / S250M/TC4M

ARM SPECIFICATIONS

CATALOGUE NO.: K390-T-1-8'
MAT'L: ALUMINUM
PAINT: BLACK

ELECTRONIC PHOTO BUTTON CELL

TOP VIEW
SCALE: 4:1

1/2" # HOLE
THRU TENON

1/2" # HOLE

(2) 3/8"-16 TAPPED HOLES @ 90° APART

1" HOLE
ARM
DIRECTION

POLE BY OTHERS

SEE TENON DETAIL

3/8"-16 BOLT
SUPPLIED BY OTHERS

TO ACCEPT
A 1 1/2 IPS
(180° D.O.T.)
TENON +
3 1/4" HEAVY HUT

KPL-10 LEVELING DEVICE
PAINT: BLACK

KPL OCCASIONAL LUMINARE
CELEBRAL STYLE, PENDANT MOUNT
X-Large Sealed Optics
PAINT: BLACK

ELECTRONIC PHOTO BUTTON CELL
### Specifications

**Catalogue No.:** K56-C-T-SAR-III-250(MOG)  
-HPS-120-PEC-BK-PSE

**Options:**
- Quick Disconnect
- Terminal Block
- Other: DTL Electronic Photo Button Cell

**Ballast Information:**
- Ballast Type: CWA
- Ballast Manuf.: ADVANCE / MAGNETEK
- Catalog Number: 71A8291 / S250MLTAC4M

### Diagram

- **Dimensions:** 37 13/16"
- **Parts:**
  - Link Lock Latch
  - Lamp (by others)
  - Reflector Type: III
  - Rippled Acrylic Shielding
  - Ballast Assembly
  - (3) 3/8" x 3/4" long st.stl Cup-Tip set screws @ 120° apart
  - DTL PEC (on house side)
  - DTL # DBE120-1.5-T
  - ANSI Label "25" to face street side

### Table

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**Cert. I.D.**
- CS
- ET

**Approved:**
- 6/12/05

City of BONNEY Lake

**Dwg No.:** S15

**KING LUMINAIRE**
**SPECIFICATIONS**

**CATALOGUE NO.:** K56-C-P-SAR-III-250(MOG)  
**-HPS-120-KPL10-PBC-BK-PSE**

**QUANTITY:**
- **GLOBE MATL:** ACRYLIC
- **IES CLASSIF:** TYPE III
- **WATTAGE:** 250W
- **LIGHT SOURCE:** HIGH PRESSURE SODIUM
- **LINE VOLTAGE:** 120V
- **PAINT:** BLACK
- **LAMP BY OTHERS:**

**BALLAST INFORMATION:**
- **BALLAST TYPE:** CWA
- **BALLAST MANUFACTURER:** ADVANCE / MAGNETEK
- **CATALOG NUMBER:** 71AB291 / S250MLTAC4M

**OPTIONS:**
- **QUICK DISCONNECT**
- **TERMINAL BLOCK**
- **OTHER:** KPL-10 LEVELING DEVICE

**OPTIONS:**
- DTL ELECTRONIC PHOTO BUTTON CELL

---

**COMPONENTS:**
- **CAST ALUMINUM**
- **PAINT:** BLACK

**TYPE III REFLECTOR**

**ST. STL. LINK-LOCK CONNECTOR**
- **PAINT:** BLACK

**DECORATIVE CONE**

**ANSI LABEL "25"**
- TO FACE STREET SIDE

**DTL PEC (ON HOUSE SIDE)**
- **DTE120-1.5-T**

---

**PART**

**PLANT REFERENCE**

**REV.**

**CLOSE**

**CAPITAL**

**OPTICS**

**BALLAST**

**FINAL**

**OTHERS**

- **CERT. I.D.**
- **CS**
- **ET**

**KING LUMINAIRE**

**PSE - BONNEY LAKE**

**Dwg No:** S15

**City of BONNEY LAKE**

**City Engineer**

**Date**

**STREET STANDARD DETAIL**
26ET-TRADITIONAL SERIES EMBEDDED WASHINGTON POLE

<table>
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<tr>
<th>POLE DESIGNATION</th>
<th>POLE HEIGHT ABOVE GROUND</th>
<th>EM-BASE LENGTH</th>
<th>OVER-ALL LENGTH</th>
<th>BUTT Diameter</th>
<th>ULTIMATE LOAD</th>
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<td>26ET-12</td>
<td>12'-0&quot;</td>
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- (1) POLES REGD. EACH WITH AS TENON (ID.O.D. x 27}; SEE DWG 400T25DAG.

NOTES:
1. RL. MIX (12%): BLACK/BLACK EXPOSED AGGREGATE FINISH, WITH
   AMERSHIELD ANTI-GRAFFITI COATING.
2. ASTM C-150 TYPE B GRAY CEMENT.
3. F.C. @ 28 DAYS = 5,000 PSI, USING SPUN CYLINDER TEST (MIN).
4. F.C. @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
5. POLES MANUFACTURED PER ASTM C1088-97 SPECIFICATIONS.
6. PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
7. FILL MFG: PRESTRESSED WITH (4) 5/16" DIA. A-416 PRESTRESS CABLES (7-BRAND).
8. MFG 36: (4) 3/8"-16UNC TOP MT CPLGS/ANCHORS ON A 3-1/2" B.C.
9. ALL EXPOSED METAL PAINTED SEMI-GLOSS BLACK (PA).

Amron POLE PRODUCTS & SYSTEMS

BONNEY LAKE - WA
26ET-12 POLE WITH TENON

THE FORECAST SHOWN ON THIS SHEET IS INTENDED TO BE USED ONLY TO DETERMINE THE TENON DETAILS OF THE STRUCTURE. IT MUST NOT BE REPRODUCED, USED OR DISCLOSED TO ANY OTHER PERSON BY ANY MEANS WHATSOEVER WITHOUT THE WRITTEN CONSENT OF AMRON.

DRAWN: J.C. 5/05  SCALE: N.T.S.  DWG. NO.: SK053505  REV:

Approved:

City Engineer

Date

STREET STANDARD DETAIL

City of

Bonney Lake

DwG No: S16

26ET-12 POLE

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

Department/Staff Contact: IS/ Chuck McEwen
Council Meeting Date: 4/4/06
Agenda Item Number: AB06-81

Ordinance Number:    Resolution Number:    Councilmember Sponsor:

BUDGET INFORMATION

2005 Budget Amount    Required Expenditure    Impact    Remaining Balance

Explanation: The Final Bill for hardware outstanding is $33,208.00

Agenda Subject:
Discussion Item: Wireless Proof of Concept

Administrative Recommendation: Authorize final payment of the wireless equipment invoice, and provide direction on the recommended deployment (see below).

Background Summary: ACT-Cascades have been billed via their distributor for the final wireless hardware (2 Vivato Outdoor Antennas, 2 Tower Mounting Kits, and 2 4.5” OD Mast) and seeing no progress to complete or test the proof of concept on the part of the city have invoiced the city for final payment. The City Council discussed this topic on February 7th but made no final determination. The City Attorney’s opinion is that the City may be liable for the payment of this equipment. Staff recommends that the City Council approve final payment of this wireless equipment.

Staff also recommends that this equipment be deployed as originally planned on the Ponderosa Water Tank. If the police find continued value in this wireless deployment, we recommend that one Vivato Outdoor Antenna be moved (in the future) to a site within the proposed old town/down town area to support public safety, or future government functions in the downtown area. One Vivato Outdoor Antenna should cover the entire old town/down town area.

Council Committee Dates:       Agency/Commission Dates:       Board/Hearing Examiner Dates:
Finance Committee:             Planning Agency:                Park Board:
Public Safety Committee:       Design Commission:            Hearing Examiner:
Community Development & Planning Committee:       Civil Service Commission:
Council Wrkshp: 02/07/06 & 04/04/06

Council Action:
Council Call for Hearing: Council Hearings Date:
Council Referred Back to: Workshop: Committee
Council Tabled Until: Council Meeting Dates:

Signatures:
Dept. Dir.               Mayor               Date City Attorney reviewed


# ACT-Cascades

PMB 341
61535 South HWY. 97, #9
Bend, OR 97702
541-388-3904

## Invoice

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### Bill To

City of Bonney Lake
19306 Bonney Lake Blvd.
Bonney Lake, WA 98391

### Job Site Address

RECEIVED
MAR 10 2006

### S.O. No. | P.O. No. | Terms |
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3% Late Fee applies on all invoices paid after 30 days

CCB# 154574

### Total

$33,208.00
Call to Order:
Mayor Neil Johnson called the March 7th Council Workshop to order at 5:31 p.m.

Roll Call:
Also in attendance were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Cheryle Noble and Councilmember Jim Rackley. Councilmember Dave King was out of town on business.

Councilmember Rackley moved to excuse Councilmember King from attendance at the meeting. Councilmember DeLeo seconded the motion.

Motion approved 6 – 0.

Staff members attending were Administrative Services Coordinator (ASC) Don Morrison, Public Works Director Dan Grigsby, Planning and Community Development Director Bob Leedy, Interim Finance Director Joe McGovern, Interim Police Chief Buster McGehee, Judge James Helbling, City Attorney Jim Dionne and City Clerk Harwood Edvalson.

Agenda Items:

1. Action: AB06-76 – A Motion of the City Council of Bonney Lake, WA, Confirming the Mayor’s Appointment of Beth Anne Wroe as Chief Financial Officer.

Deputy Mayor Swatman moved to confirm the Mayor’s appointment of Beth Anne Wroe to the position of Chief Financial Officer with the City of Bonney Lake.

Administrative Services Coordinator Morrison explained that the City has completed an exhaustive nationally advertised recruitment for a Chief Financial Officer. He said it was the unanimous recommendation of several interview panels that Beth Anne Wroe be appointed to the position. He noted that she has previously worked for the City briefly as a contract employee and a quasi-deputy finance director. He reported that she is currently employed in the Finance Department of the City of Tacoma and is the only CPA among the finalists. He concluded by saying her references spoke highly of her and the Mayor is pleased to recommend a candidate of her quality.

Councilmember DeLeo asked the Mayor to explain why this confirmation is included as an action item on the workshop agenda. Mayor Johnson responded that action this evening is proposed in order to allow Ms. Wroe to give adequate notice to her current employer and hasten her starting date with the City of Bonney Lake.

Administrative Services Coordinator Morrison said that Mr. Doerschel will give a broad brush review of the City’s financial position and the financial planning model for the General Fund and Utilities, to be followed by a brief overview of the proposed amendment to the FY 2006 City Budget. He explained that revisions to the budget have been in process since the change in administration. He added that it had taken longer than expected, but the City should have a much better understanding now of its financial position. He added it has helped to include the direction of the long-range financial planning model and proposed capital improvement plans. He concluded his comments by noting the proposed amended budget is for $71 million, but appears particularly large because of $7.9 million in transfers between funds.

Mr. Doerschel led the Council in a review of the long-range financial planning model and its implications. He noted that his approach in developing the forecast was very conservative. He noted how an increase in fees now can result in substantial revenues in the future. He said the projections are quite accurate through the second year, but become less reliable as the number of years progress. He suggested a Council workshop in the future which would be used to help the Council understand the dynamics of the model and help them to fully utilize its power.

Mr. Doerschel responded to a few questions and launched into a discussion of the utility funds. He noted that the recent increases in rates for the Water Utility have resulted in a healthy position relative to the other utility funds. He noted the background work needed to prepare and implement the long-range model for the Wastewater and Storm Water Utilities indicate that significant increases are needed. He discussed with Council some mitigating issues which may reduce the size of the projected increases in rates for the Wastewater and Storm Water Utilities.

Mayor Johnson noted that Chief Packer of the Fire District was in attendance to address the Council on the proposed merger of Fire Districts 22, 12 and 20. He noted that the Fire Chief had another meeting to attend and asked the Council if they would agree to continue the financial presentation and discussions after allowing Chief Packer to address them. There was general consensus of the Council.


Mayor Johnson introduced Chief Packer of East Pierce County Fire & Rescue. Chief Packer explained that a proposed merger of Districts 22, 12 and 20 would be on a May 16th ballot. He said the three districts have been jointly operating for the past three years under an interlocal operating agreement. He said the partnership has produced reduced emergency response times and provided greater purchasing power for the partnership. He said since seeing the improved efficiencies, the Districts’ Fire Commissioners have placed this issue on the ballot.

Chief Packer explained that the services to the City of Bonney Lake have not been changed as a result of the partnership and the transition for the City’s residents to a larger, merged district would be seamless. Deputy Mayor Swatman noted the City’s need for Police Department Space is increasing and asked if the Fire District has plans to relocate its administrative facilities from the Public Safety Building. Chief Packer replied that due to the space limitations of the building, he has had to relocate seven of his administrative staff to other buildings within the District. He
said the District would like the City of Bonney Lake to remain the core and headquarters of the expanded service area. He noted that the City still represents the largest population concentration in the merged District.

At Council’s request, Chief Packer explained the current operational relationship with the City of Sumner Fire Department. Chief Packer said the District has a simple contract to provide administration for the Sumner Department. He added that they approached the District for this type of agreement upon learning their fire chief was leaving. Councilmember DeLeo asked about the District’s emergency strategy for handling a lahar. Chief Packer responded that Sumner would provide emergency services with its equipment to Sumner’s jurisdiction and the District would see to its service area. He noted that there is benefit for joint training between the two entities. Councilmember Hamilton asked how the District would respond to overtures from other cities in the near future to annex to the District. Chief Packer said the District would probably initially decline until the current merger process is finalized. He said, however, that regionalization of services makes sense, and there are many examples of efficient county-wide fire jurisdictions. He said if anything, the larger districts operate more efficiently and their emergency response capabilities enhanced.

Mayor Johnson thanked Chief Packer for his participation this evening. Councilmember Rackley expressed appreciation for the professionalism of the District’s employees.

With general consent of the Council, Mayor Johnson announced a ten minute break in the meeting at 7:02 p.m. He called the meeting back to order at 7:18 p.m.

2. Presentation: Financial Planning Model, 2006 Budget Overview and Capital Improvement Plan – Alan Doerschel and Interim Finance Director McGovern. (Continued from earlier in the meeting.)

Interim Finance Director McGovern said the proposed budget revision has been an interesting budget. He said the effort required falls somewhere between the full-blown budget process usually accomplished for adoption of the budget before the start of the year, and the mid-year course correction that usually occurs about this time in the fiscal year. He said the amended budget reflects the new administrative organization proposed by the Mayor to enhance customer service and provide for adequate infrastructure in the City. He said the budget includes a net increase of seven positions that will support the customer service and infrastructure emphasis. He described that the budget includes two new police officers, two new maintenance workers, two new positions in the proposed Customer Services Department and one position for an executive assistant in the Executive Department.

Director McGovern said the revenue assumptions underlying the budget include assumptions for continued growth, but at a slower rate than the average increase in the past few years. He noted that revenues from permits and licenses are projected to decline and sales tax to increase at a slower pace. He said the proposed budget also incorporates the change in fund structure discussed in the last Council workshop, brings the Equipment Rental and Replacement Fund to an adequate level and includes $22 million in capital investment.

The City Council discussed the proposed restructuring of the Cumulative Reserve and Contingency Funds. There was majority Council consensus to roll the Cumulative Reserve Fund into the City’s Contingency Fund. Mr. Doerschel suggested the Council consider having the General Fund forgive the loan of the Park Capital Improvement Fund made for the Moriarty property acquisition. He said he would provide the necessary information to the City Attorney’s
Office to pursue this option. He added that the Council has several options to help fund their capital improvement plans, such as, levy lid lifts, metropolitan park districts, voter approved bonds, etc. He described the successful efforts of other cities to engage citizen committees to promote the ballot issues. Councilmember Noble thanked Mr. Doerschel and Director McGovern for their work and presentation on the budget amendment and organization of the Finance Department. She said their efforts have resulted in documents which she can understand and where the numbers all add up. Mr. Doerschel noted that the Finance Department has good employees and suggested the new leadership in the department will provide better information to the Council.

Councilmember Bowen asked for assistance to more fully understand the issues involved with the Equipment Rental and Replacement Fund. Councilmember Hamilton said that he and the other Councilmembers will help bring him up to speed with the issues. The Council continued discussion of the ER&R and General Funds. Councilmember Rackley complimented staff on the budget amendment documents.

Responding to Council request, Mayor Johnson announced a five minute break in the meeting at 7:57 p.m. He called the meeting back to order at 8:04 p.m.

4. Presentation: SR410-Old Sumner Buckley Highway Intersection Improvement Project (Transpo Group).

Public Works Director Grigsby described the project as including funding from the City, Cascadia and State of Washington. He said the project will provide a better entrance point into the City, and will implement portions of the Non-Motorized Transportation Plan along two of the limbs of the central triangle in the Downtown core. He announced another open house for the project to be held in the Public Safety Building on April 10th from 5:30 – 7:30 p.m. He introduced Chuck Lappenbush representing Cascadia and Tim Hedges from the Transpo Group.

Mr. Hedges used a projection of the proposed road and intersection improvements to explain the proposed work. The City Council discussed the potential impacts of the proposed design. Potential restrictions in turning movements for 182nd Avenue East and Myers Road were also discussed. The timing of a proposed extension and connection of 184th Avenue East to 182nd Avenue East were also discussed.

Director Grigsby listed the Council's concerns:

1. The configuration of cross walks across Old Sumner Buckley Highway at the SR410 intersection; and
2. The length of the left turn pocket into Myers Road from SR410; and
3. Business access along Old Sumner Buckley Highway, and the restricted use of 182nd Avenue East at Old Sumner Buckley Highway.

Because a majority of Councilmembers expressed an interest in participating in the open house, Mayor Johnson said the open house would be advertised as a special meeting of the City Council.

5. Department Reports.

Planning and Community Development Director Leedy reported that Code Enforcement would be making an emphasis on sign control starting with warnings and then confiscation of illegal signs.
Councilmember DeLeo asked about the Determination of Non-Significance for townhouses with individual ownership in R-2 zoning. He said the zoning change would have an impact on the Inlet Island community and the number of property owners with access to their community park. He explained that each property owner has a right to the park. He said that with a potential for large numbers of townhouses with separate ownership on the Island, the park will be unable to accommodate all those who have a right to use the island. Director Leedy pointed out that the Determination of Non-Significance was only for the environmental impacts of the proposal. He added that since the Island was zoned for duplexes already, the environmental impact of the proposal was determined to be non-significant.


Tobacco Cessation Banners. Deputy Mayor Swatman said he and the City staff were unclear what Council’s intent was last week when they did not approve the resolution authorizing an agreement with the State Department of Health to display smoking cessation banners at Allan Yorke Park. There was a brief discussion with Assistant Public Works Director Leaf in which he explained that new signs would be provided to the City if the originals were defaced. He explained that there would be very little effort expended by the City for the money received from the State. He urged Council to reconsider their rejection of the agreement. There was a majority consensus of the Council to bring a resolution back to the next Council meeting for consideration.

Public Safety Meeting and Traffic Issues. Councilmember DeLeo said that Mr. Fredericks, President of the Sky Island Homeowners Association, attended the last Public Safety Committee meeting and thought the Committee was intending to speak about traffic concerns in Sky Island. He said Mr. Fredericks later reported that the residents feel traffic control is in good shape in their neighborhood. Mayor Johnson informed Committee members that Panorama Heights homeowners have some traffic issues and may come to a Public Safety Committee meeting. Mayor Johnson added that the association appreciated the traffic data which Chief McGehee was able to provide them.

Ascent Gateway Improvements. Councilmember Hamilton asked for an update on the Ascent Gateway project. Assistant Director Leaf reported that requests for proposals have been sent out. He said it would be two weeks before proposals are received, and probably 6-8 weeks before construction begins. He estimated project completion for sometime in July. Director Grigsby said the electrical and lighting improvements are being made right now. Mayor Johnson added that Home Depot has offered some money for improvements to the Gateway and other areas as well.

Emergency Stockpile. Councilmember Bowen commented that in the event of a lahar in the valley, many of their residents would come up the hill for shelter and protection. He said the Red Crosses main storage facility for the area of cots and other sheltering supplies is in Tacoma, across the valley from Bonney Lake. He suggested that the City consider offering its buildings to provide storage for emergency shelter supplies to serve the plateau area. Mayor Johnson said he and the staff will investigate this suggestion.

Consent Agenda. Deputy Mayor Swatman asked for Council guidance on the use of the Consent Agenda during regular Council meetings. He noted that with increasing frequency, items placed on the Consent Agenda by Council Committees are being pulled off by a non-committee member. He asked Councilmember DeLeo to comment. Councilmember DeLeo said he believed that any action initiating contract should not be on the Consent Agenda. He said he believed the public should have more opportunity to comment and for Council to give the item more discussion.
Councilmember Hamilton disagreed. He said once a Council committee has unanimously recommended that it go to the Council agenda, then it has generally already been discussed in detail by at least three Councilmembers. He said the Consent Agenda streamlines the Council meetings process and allows the Council to spend time on those issues that are more controversial or which the public is most interested. City Clerk Edvalson noted that public comment on individual Consent Agenda items is allowed during the Citizen Comment portion of the meeting, which occurs before Council’s consideration of the Consent Agenda. He said if the Council perceives the public has an issue with an item on the Consent Agenda, then they could pull the item for further discussion. Mayor Johnson offered to remind the public that they can comment on Consent Agenda items during Citizen Comments. Councilmember Hamilton suggested it be the Deputy Mayor’s responsibility to pull an item if one of the public indicates a desire to have more council discussion of an item on the Consent Agenda.

7. Review of Minutes from March 7th City Council Workshop and March 14th City Council Meeting.

8. Adjournment

At 9:11 p.m., Deputy Mayor Swatman moved to adjourn the meeting. Councilmember Noble seconded the motion.

Motion approved 6 – 0.

Harwood T. Edvalson, CMC
City Clerk

Mayor Neil Johnson, Jr.

Documents submitted for/at the Council Workshop of March 21, 2006:

COUNCIL WORKSHOP

April 4, 2006
5:30 p.m.

AGENDA

"Where Dreams Can Soar"

Call to Order: Mayor Neil Johnson

Roll Call:
Mayor Neil Johnson, Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember James Rackley.

Expected Staff Members: Administrative Services Coordinator Don Morrison, Director of Planning and Community Development Bob Leedy, Public Works Director Daniel Grigsby, Interim Police Chief Buster McGehee, Judge James Helbling, City Attorney Jim Dionne and City Clerk Harwood Edvalson.

Agenda Items

1. Presentation: MBR Wastewater Treatment Technology. (45 Mins.)

2. Presentation: Street-lighting Plan. (45 Mins.)

3. Discussion: WIFI Final Payment and Deployment. (20 Mins.)

4. Department Reports. (15 Mins.)

5. Council Open Discussion. (20 Mins.)

6. Review of Minutes from March 21st City Council Workshop and March 28th City Council Meeting. (5 Mins.)

7. Discussion: AB06-80 - Manufactured Home Amendment (20 Mins.)

8. Executive Session: RCW 42.30.110(1)(c) - The City Council will convene in executive session to consider the acquisition of real estate by lease or purchase where public knowledge regarding such consideration would cause a likelihood of increased price.


Times are estimates only and not intended to limit discussion.
CALL TO ORDER – Mayor Neil Johnson called the meeting to order at 7:01 p.m.

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

B. Roll Call [A1.3]

City Clerk Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley.

Staff members present were Administrative Services Coordinator Don Morrison, Planning and Community Development Director Bob Leedy, Public Works Director Daniel Grigsby, Interim Finance Director Joe McGovern, Interim Police Chief ‘Buster’ McGhee, Judge James Helbling, Senior Human Resources Analyst Jennifer Young, Payroll Officer Annette Maib, Deputy City Attorney Jeff Ganson and City Clerk Harwood Edvalson.

C. Announcements, Appointments and Presentations [A3.6.9]

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

D. Agenda Modifications: See Other Reports – Section III D.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE

A. Public Hearings: [A3.6.12]

1. 2006 Amended Budget – Mayor Johnson opened the public hearing for comment on the proposed 2006 Amended Budget at 7:02 p.m. There being no public comment, he closed the public hearing at 7:03 p.m.
B. Citizen Comments:

Scott Weber, 11317 177th Ave. E., addressed the Council regarding sewer connections in Naches Terrace, specifically SDC charges. He described how residents are being asked to pay the current SDC charge of $8200 with additional latecomer agreements costs of $1300. He noted that when the homes were constructed, the City was not ready to hook up the subdivision to the City’s sewer system. If it had been, the residents would have only paid about $4,000 for connection fees. He asked the Council to consider requiring the lower amount, since through no fault of the residents, the City was unable to offer sewer service at that time. He noted that an adjacent developer was allowed to be grandfathered under existing development standards because he filed his plans days before the new development standards became effective. He said the residents of Naches Terrace should be grandfathered under the old connection fees. He suggested as an alternative that the residents be offered a payment plan and allowed to pay the $4,000 by a certain date, or pay the full charge if not paid by that date.

Councilmember Rackley asked if the City could adjust down the charges in this case. Deputy City Attorney Jeff Ganson replied that he was reluctant to respond without further review. He added that his office is considering, at staff request, whether a payment plan can be approved. He cautioned against setting a precedent which will have city-wide impact. Councilmember King spoke in favor of a payment plan for these residents. Councilmember Hamilton noted the development was vested in the County before its later annexation into the City of Bonney Lake. Mayor Johnson concurred with Councilmember Rackley’s request to review the current situation for Naches Terrace and determine if there are special circumstances which apply. He added that the City will look at all the options.

Dan Roach, Washington State Representative for the 31st Legislative District, provided an overview of the recently concluded legislative session in Olympia. At the conclusion of his remarks, he responded to Council comments and questions. Councilmembers Hamilton, Rackley and Bowen emphasized the need for support on improvements to the Rhodes Lake Road and the SR162 Corridors and the Regional Transportation Investment District. Representative Roach said that Senator Roach is working on a package to get these projects on the list of improvements funded by the state. He said the projects are ranked low in priority compared to bigger projects in King County. He added that the defeat of the RTID was political so a vote on the issue could be made in a non-election year. He noted that he was opposed because the three counties involved in the district are linked together and the project lists keep changing.

Councilmember DeLeo asked for assistance for a private individual with mail delivery problems who lives just outside the City on 214th. Representative Roach asked to be provided the information. Councilmember King asked for comment on ESB 6342 and the election of municipal judges and on the stream-lined sales tax. Representative Roach responded that he, like the City, does not support the election of municipal judges because of the additional costs to cities and the potential loss of autonomy. He said the stream-lined sales tax pits some cities against others in the
redistribution of the sales tax. He said the real reason that the issue did not move forward is because the large brick and mortar retailers will use the streamlined sales tax to petition for a tax on the internet to help protect their erosion of their sales share. He said the political volatility of this issue means this issue will come up next year in a non-election year.

Deputy Mayor Swatman asked about the potential property tax initiative which will be much like Oregon’s, essentially negating any of the advances made through the Growth Management Act. Representative Roach said the legislature has generally failed to respond to public pressure. He said the public backlash will likely be sweeping. Councilmember Bowen asked Representative Roach to look at the possibility of restoring the crossings under SR410 for pedestrian use. Representative Roach said he will ask the people at the Washington State Department of Transportation to look at it. Mayor Johnson thanked Representative Roach for his visit and comments.

Marci Preston, 17608 114th St. E., said she is a resident of Naches Terrace and understands there is a fee to connect to the sewer. She asked that the Council consider the $4000 fee to connect rather than the higher current fee. She said there are many who may wish to pay the fee now, rather than be responsible for a higher fee in the future.

Deputy Mayor Swatman said he understands the position that the residents are in, but is concerned about all the other citizens in Bonney Lake who may need to connect to the sewer. Councilmember Bowen asked if the sewer capacity existed at the time the homes were constructed. Deputy Mayor Swatman said the capacity was there, but the fee at that time was not a system development charge.

Robert Burns, 113 176th Ave. E., noted that he has already been connected to the City sewer system for a portion of the wastewater from his property. He questioned whether it was proper to pay an SDC if he is already connected to the sewer. He added that the other portion of his property is connected to the community drain field which is going away.

Winona Jacobsen, 9100 189th Ave. E., asked if the City is aware of the Sumner proposal to construct a large water tank within Pierce County’s jurisdiction on the steep slope below SR410. She described some of the negative impacts which would occur if the tank were to fail. She asked the City to make comments to Pierce County during the comment period closing on April 4th, and express the City’s and residents’ concerns.

Councilmember Noble asked for clarification that this is a project by the City of Sumner, but located in unincorporated Pierce County. Director Leedy responded that it is. He said his staff is preparing comments for review by Mayor Johnson. Mayor Johnson said he will make those comments available for review by the City Council. Councilmember Hamilton noted there is already a water tank near the same location.
Fred Jacobsen, 9100 189th Ave. E., asked that the Council pull Resolution 1546 from the Consent Agenda and add some additional language regarding planting along Fennel Creek. He also mentioned the Multiple-Sclerosis Walk at Pt. Defiance Park this Saturday at 9:00 a.m. He asked that anyone willing to donate in support of the Walk contact him. Finally, Mr. Jacobsen mentioned there will be a planting on Saturday from 9 a.m. – Noon along Clark’s creek. He added they are looking for volunteers to help with that planting.

Dan Walker, 11306 176th Ave. E., noted that the builder of Naches Terrace put up $3600 per home at the time of construction. He asked if the $161,000 and interest would be used to offset the current connection charges.

Councilmember Rackley responded that the funds will be used for installation of pipes and that any remaining will offset the assessments for the latecomer agreements impacting the development. Mayor Johnson said the City will look into the accumulated interest, if any, and its possible application.

Louisa Smith, 20112 Church Lake Rd., said she paid $150 in 1963 for a water connection. She said under the prevailing thought this evening, she should have bought two at the lower rate. Ms. Smith added that the last time the City discussed increasing its Urban Growth Area, citizens in the unincorporated County said they did not want to be part of the City of Bonney Lake. She said many of the development problems in the area have come from the unlimited building allowed in the County. Addressing the Consent Agenda, Ms. Smith said she believes it serves a useful purpose to move the Council’s business along during meetings. She added that items can always be removed for further discussion. She concluded by commenting on the condition of traffic in Bonney Lake. She noted there are problems, but there are problems all over the region.

Councilmember Rackley noted that the County is still allowing growth. He referenced the plans to build 3,000 homes in addition to those already contemplated in the Cascadia Development.

Dan Decker, 20401 70th St. E., asked why his trash bill from DM Disposal increased 5% when the new recycling container delivered to his home now diverts about 1/3 of his refuse stream away from the landfill. He also commented on the Naches Terrace sewer connection issue stating that he believes grandfathering at the older rates should be allowed. He also suggested that the City look at ways to benefit veterans of all the U.S. wars. Finally, he asked why the City is planning to build a trail along Fennel Creek. He expressed concern for degradation of the environment because of the trail and trail use.

Councilmember King replied that the contract with DM Disposal provides for an increase as the cost of business increases. He noted the County increased the tipping fees at the dump, that the county-wide recycling program required capital costs for trucks to handle the preferred containers, and the general cost of labor and materials has increased. He said it is unfortunate, but the increase is justified. Mayor Johnson added that now glass is included in the waste stream, that added weight has offset
some of the weight which has been otherwise diverted to recycling. Councilmember King added the cost effectiveness of the recycling program is also subject to the demand and pressures of the spot market for recyclables.

Mayor Johnson called for comments on Consent Agenda Items.

Fred Jacobsen, requested the Council pull Resolution 1546 from the Consent Agenda and add the proposed language.

At 8:20 p.m., Councilmember Rackley moved the Council take a ten minute break. Councilmember King seconded the motion.

Motion approved 7 – 0.

At 8:33 p.m., Mayor Johnson brought the meeting back to order.

C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS:
[A3.6.4]

A. Finance Committee
Deputy Mayor Swatman said the Finance Committee met earlier in the evening and discussed the following:
1. Resolution 1544 – an agreement to perform background checks;
2. Resolution 1540 – an employment agreement with the City Administrator;
3. Questions and answers on the proposed budget amendment;
4. An explanation from the Finance Director on the need for rate increases in wastewater and storm water utilities and why the HDR study did not evaluate the same need; and
5. Resolution 1554 – a proposed resolution for a professional planning services agreement with AHBL.

B. Community Development Committee
Councilmember Rackley said the Committee met on March 20th. He listed six items which had been forwarded from the Committee to the Council meeting for consideration on the current agenda:
1. Resolution 1546 – the Stream Team Agreement;
2. Resolution 1548 – Stump Grinding Services;
3. Resolution 1550 – Leaky Water Main Replacement Engineering;
4. Resolution 1549 – Utility relocation on South Prairie Road;
5. Resolution 1551 – Outfall study to Fennel Creek; and

C. Public Safety Committee
Councilmember DeLeo said the Public Safety Committee has not met since the last Council meeting. He said the regular April 4th meeting has been canceled and that
the Committee will hold a special meeting on April 10th.

D. Other Reports:

Councilmember DeLeo reminded the audience of the April 11th Kiwanis Prayer Breakfast at 7:00 a.m. at the Senior Center. He encouraged immediate registration so that sufficient food is planned for the event.

Councilmember DeLeo reported he attended a recent Rainier Cable Commission meeting where it was reported that the Commission has submitted a request for a $262,000 federal grant to study a regional WiFi program for Pierce County and its constituent cities.

E. Agenda Modification:

Deputy Mayor Swatman moved to add Resolution 1554 to the Council agenda as item A of Section V. Councilmember Noble seconded the motion.

Motion approved 7 – 0.

IV. CONSENT AGENDA: [A3.6]

Councilmember Hamilton asked that Resolution 1544 be pulled and moved to VB. On the agenda. Councilmember Rackley asked that Resolution 1546 be pulled and moved to VID. on the agenda. Deputy Mayor Swatman moved to approve the Consent Agenda as modified. Councilmember Noble seconded the motion.

A. Approval of Minutes: Approval of Minutes from March 7, 2006 City Council Workshop and March 14, 2006 City Council Meeting.

B. Checks/Vouchers: Accounts payable checks/voucher #43381 thru 43509 and wire transfer #1829675 in the amount of $658,935.69. [F4.9]

C. Payroll: Payroll for March 1-15, 2006 for checks 24710-24750, including Deposits and Electronic Transfers in the amount of $265,562.22. [F4.9]

D. AB06-16 – Resolution 1517 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Contract With Databar Inc. For Lock Box And Reconciliation Services. [F4.5.4]

E. AB06-55 – Resolution 1544 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Client Services Agreement With Pinnacle Investigations For Pre-Employment Background Checks. [A4.2]


H. AB06-73 – Resolution 1550 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing an Agreement with RH2 Engineering for Leaky Water Main Replacement [O4.10.1]

I. AB06-78 - Resolution 1553 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With All Points Media To Display Anti-Tobacco Posters At Allan Yorke Park's Skateboard Park On Behalf Of The State Department Of Health. [O5.9]

Motion approved 7 – 0.

V. FINANCE COMMITTEE ISSUES:


Deputy Mayor Swatman moved to approve Resolution 1554. Councilmember Rackley seconded the motion.

Director Leedy explained that the assistant and associate planners have moved on to jobs with larger cities, and that the City has not yet been able to fill the permit coordinator position. He said the department is swamped with work. He added that AHBL has done work for the City in the past and is familiar with the City’s municipal code. He estimates they will be used for approximately 3 months to handle some of the major and more complex projects.

Councilmember Bowen asked if the cost to applicants will be the same as if done in-house. Director Leedy responded the additional expense will be absorbed by the City, because the fee structure is already set by ordinance. He did not think the additional cost will be significant.

Motion approved 7 – 0.

B. AB06-55 – Resolution 1544 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Client Services Agreement With Pinnacle Investigations For Pre-Employment Background Checks. [A4.7]

Deputy Mayor Swatman moved to approve Resolution 1544. Councilmember Rackley seconded the motion.

Councilmember Hamilton asked why this service is needed. Administrative Services Coordinator Morrison responded that the company will do background checks on
new hires. He said the additional information will be a good addition to the background interviews done by the staff. Councilmember Hamilton said he is concerned that the company provides no guarantee of its results. He questioned their reliability. Deputy Mayor Swatman noted that the firm has been used before by the City. Councilmember King said the information does not constitute a criminal investigation and will be limited to what is commonly available by computer.

Motion approved 7 – 0.

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES:

A. AB06-72 – Resolution 1549 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Proposal With Qwest The For Utility Relocation From 201st To South Prairie Rd. E. For The South Prairie Road Improvements Project. [0 4 8 1]

Councilmember Rackley moved to approve Resolution 1549. Councilmember Hamilton seconded the motion.

Deputy Mayor Swatman said he understands that Qwest has an easement outside of the City’s existing easement that the City must mitigate in this project. He questioned why the necessary right-of-way seems to be expanding each time this issue is brought to Council. He expressed concern that the City may be paying for and building more improvements than it really needs. Director Grigsby said the City will soon be given a full set of drawings from Pierce County, who is managing the construction. He said some of the mitigation expenses are cheaper than court costs would be to condemn the property.

Motion approved 7 – 0.

B. AB06-75 – Resolution 1551 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With CTS Engineers For A Stormwater Management Study Of Two Streams That Outfall Into Fennel Creek. [0 4 7 1]

Councilmember Rackley moved to approve Resolution 1551. Councilmember Hamilton seconded the motion.

Director Grigsby explained that the Council asked staff to determine if the outfall capacity of the drainages from Lake Bonney and Lake Debra Jane are adequate. Councilmember Hamilton expressed concern that the consultants may need to enter private property. Director Grigsby said a notification letter will be prepared as was similarly done for the study of the 192nd Ave. E. Corridor. Councilmember Hamilton also suggested that the results of any water quality sampling be shared with the Stream Team. Director Grigsby said it will be shared.
Councilmember King questioned the scope of work specified for insitu sampling. He expressed concern that the provision for one sampling will not be able to take into account the seasonal variations of the water quality in the lakes. Director Grigsby said this study is only concerned with the quality of the water at the outfalls. Mayor Johnson suggested that the information on sampling from the Stream Team will also be shared with this consultant.

Motion approved 7 – 0.

C. AB06-77 – Resolution 1552 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With Omega Construction, Inc. For The Lift Station 17 Pump Replacement Project. [0 4.10.2]

Councilmember Rackley moved to approve Resolution 1552. Councilmember DeLeo seconded the motion.

Director Grigsby said this is phase two of this project. He said the lift station is the main pump used to send wastewater down the hill to the treatment plant. He said the old pump was worn and causing damage to the foundation of the pump site. He said this portion of the project will be the actual installation of new pump equipment specially manufactured for this site. Deputy Mayor Swatman asked why this item was not a candidate for the Consent Agenda. Councilmember Rackley said the Committee failed to check the appropriate box on the transmittal form to put it on the Consent Agenda.

C. AB06-69 – Resolution 1546 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Contract With The Pierce Conservation District’s Stream Team Program For 2006. [0 4.11]

Councilmember Rackley moved to approve Resolution 1546. Deputy Mayor Swatman seconded the motion.

Councilmember Rackley moved to amend the Resolution by adding bullet item 4 of Attachment A, which should read, “4. Assist with planning, coordination, and implementation of the Fennel Creek planting (subject to funding and time availability).” Councilmember Hamilton seconded the motion.

Councilmember Hamilton asked Mr. Jacobsen why this amendment is needed. Mr. Jacobsen said he hopes the City will work with the Stream Team to accomplish tree planting and riparian restoration along Fennel Creek.

Motion to amend approved 7 – 0.

Deputy Mayor Swatman expressed concern stating that the contract should not include work to be done solely for the benefit of the owners of Lake Debra Jane, a private lake. Councilmember King responded that the water sampling for the lake
will be done with all volunteer labor. He said none of the efforts on Lake Debra Jane will be funded through this agreement.

Amended motion approved 7 – 0.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

VIII. FULL COUNCIL ISSUES:

A. AB06-44 – Ordinance 1182 – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Creating A Streets Capital Improvement Fund And Amending Ch. 19.04 BLMC And Ord. No. 984. [A3.5.5] [F4.25.1]

Deputy Mayor Swatman moved to adopt Ordinance 1182. Councilmember Rackley seconded the motion.

Motion approved 7 – 0.

B. AB06-51 – Ordinance 1184 – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Creating A General Government Capital Improvement Fund. [A3.5.5] [F4.25.2]

Councilmember Noble moved to adopt Ordinance 1184. Deputy Mayor Swatman seconded the motion.

Motion approved 7 – 0.

C. AB06-52 – Ordinance 1185 – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Creating A Parks Capital Improvement Fund And Amending Ch. 19.06 BLMC And Ord. No. 1018. [A3.5.5] [F4.25.3]

Councilmember King moved to adopt Ordinance 1185. Councilmember Noble seconded the motion.

Motion approved 7 – 0.

D. AB06-39 – Ordinance 1181 – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Creating A New Chapter 2.08 Of The Bonney Lake Municipal Code, Reorganizing The Internal Affairs Of The City, Establishing Departments And Offices Of The City, Defining The Functions, Powers, And Duties Of City Officers And Employees, And Repealing Ordinance Numbers 205, 506, 506A, 543, 543A, 690, 770, 774, 868, 782, 811, 813, 849, 851, 862, 883, 977, 983, And 992. [A3.5.5] [A4.3.3]

Deputy Mayor Swatman moved to adopt Ordinance 1181. Councilmember Noble seconded the motion.
Administrative Services Coordinator Morrison said this action culminates several months of work looking at the organization of the City. He said this ordinance establishes the departments, divisions and offices of the City. He said his research shows that about half of the Cities that operate under a Mayor-Council form of government have the organizational structure of the City laid out in their municipal code. He said this action puts official form to the structure, whereas, previously, the organizational structure was only established through the budget. He added that when change becomes necessary, the Council can amend the municipal code to update the structure. He said the ordinance creates a city administrator position and a new department of community services. He said the responsibilities of the other departments are spelled out as well. Councilmember King commented that for once he is glad to see that more ordinances are being repealed than this action creates.

Motion approved 7 – 0.

E. **AB06-18 – Ordinance 1180 – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Establishing The Non-Union Salary Scale For Non-Represented Employees.** [A4.3.1]

Deputy Mayor Swatman moved to adopt Ordinance 1180. Councilmember Rackley seconded the motion.

Councilmember Noble asked if there was something that shows where the individuals are in their ranges. ASC Morrison responded that information was included in the notebooks provided to the Council last month. He offered to provide another copy. He explained that the salary survey was based on a survey of cities in Pierce, King, Kitsap and Thurston Counties with populations from 7,500 to 30,000. He said this best approximates the labor pool for the exempt non-union positions covered by this proposed ordinance. Councilmember DeLeo asked about the structure of the salary table and why changes in the percentages between ranges is proposed. ASC Morrison responded that the new structure more closely approximates what other cities are doing, and essentially represents the industry standard.

Motion approved 7 – 0.

F. **AB06-68 – Ordinance 1178 – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Ordinance No. 1169 And The Annual Budget For The Calendar Year 2006.** [F3.9]

Deputy Mayor Swatman moved to adopt Ordinance 1178. Councilmember Noble seconded the motion.

Interim Finance Director Joe McGovern summarized the proposed budget amendment. He noted that the $71 million budget is bolstered by a $31 million fund balance. He said the projected expenditures are considerably less than $71 million.
He noted that the General Fund has about $10.5 million in projected expenditures. He said the amended budget is constructed conservatively. He concluded with a description of the seven new positions proposed in the budget-- two new police officers, two new maintenance workers, two new positions in the proposed Customer Services Department and one position for an executive assistant in the Executive Department.

Councilmember Rackley asked about the announced increases in Public Employee Retirement System contributions. ASC Morrison confirmed that both the employer and employee contributions will rise substantially over the next few years. Councilmember Rackley suggested that the City plan now how to cover the mandatory increases.

Councilmember Hamilton asked about the position of the Sewer Fund. Director McGovern said the EES rate study did not set rates for the level of revenue required for operations. He added that the restructured funding of the Equipment Rental and Replacement Fund and the reallocation of administrative charges put an additional drain on the Sewer Fund. He said the debt service on the bonds issued in 1999 was not appropriately allocated to the Sewer Fund, either. Finally, he noted that the rate study did not include ongoing capital projects and capital equipment acquisitions. Director McGovern said there are some offsets to the increased costs. He said that in all likelihood, the actual revenues will be greater than the forecast revenues in the budget. He said that a portion of investment income in the Sewer Fund might also be attributed to operations.

Councilmember Hamilton asked about the Water Fund. He asked if the City is charging too much in its rate structure. Director McGovern said it is true the Water Fund is in a more healthy position than the Sewer Fund. ASC Morrison said it may be that the rate increase programmed for next year could be reduced.

Councilmember King asked about Operations and Maintenance Capital Projects. Director Grigsby said the rates were structured to include the payment for capacity through the Tacoma water system. Councilmember Hamilton said it appears the rate studies were skewed. He asked for an explanation in the near future. Director Grigsby said the issue will be revisited in a few months when the 2007 Budget discussions commence.

Motion approved 7 – 0.

G. **AB06-06 – Ordinance 1186** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 2.24.070 Of The Bonney Lake And Ordinance No. 283 Relating To The Appointment Of The Secretary And Chief Examiner To The Civil Service Commission. [A3.5.5]

Deputy Mayor SWATMAN moved to adopt Ordinance 1186. Councilmember Hamilton seconded the motion.

ASC Morrison explained that the proposed ordinance gives the Civil Service
Commission greater flexibility in appointing its Secretary and Chief Examiner. He said the old ordinance required residence or employment with the City. He said the proposed ordinance removes those requirements. He added that the Civil Service Commission supports the change.

Motion approved 7 – 0.

H. AB06-43 – Resolution 1540 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Appointment Of Don Morrison As City Administrator, And Authorizing The Mayor To Sign An Employment Agreement. [A4.3.6]

Deputy Mayor Swatman moved to approve Resolution 1540. Councilmember Rackley seconded the motion.

ASC Morrison distributed a change in the proposed agreement pursuant to the earlier Finance Committee discussion. Deputy Mayor Swatman said the original request for severance was for up to a year’s salary. He added that Mr. Morrison has agreed to reduce that amount to six months. Councilmember DeLeo noted that the lettering in Section 11 needs to be corrected.

Deputy Mayor Swatman moved to amend the resolution and agreement to include the changes submitted by Mr. Morrison. Councilmember Rackley seconded the amendment.

Mayor Johnson said he was pleased to see the Council leaning to a 4-year agreement, which he had originally favored. He said he is pleased with the current proposal and expressed appreciation for Mr. Morrison’s flexibility and City Attorney Dionne’s assistance during this process. Councilmember Rackley said it makes sense to have a 4-year agreement. He hoped that the City will have Mr. Morrison even longer.

Mayor Johnson expressed appreciation to the Council, staff and Mr. Morrison for their efforts in this process of reorganization. He said there is a good working partnership between all the parties. He said this organization will make it easy to keep the Council informed, and that Mr. Morrison will make it happen.

Motion to amend approved 7 – 0.
Amended motion approved 7 – 0.

IX. EXECUTIVE SESSION: None.

X. ADJOURNMENT

At 9:39 p.m., Deputy Mayor Swatman moved to adjourn the meeting. Councilmember Noble seconded the motion.

Motion approved 7 – 0.
Documents submitted for or at the Council Meeting of March 28, 2006:

- Bonney Lake Resident – *Proposed Amendment to Attachment A – Resolution 1546* – Fred Jacobsen.
- City of Bonney Lake – *AB06-79 – Resolution 1554* – Don Morrison, Administrative Services Coordinator.
- City of Bonney Lake – *Sewer Fund – Comparing the Rate Study’s Forecast for 2006 with the 2006 Budget* – Don Morrison, Administrative Services Coordinator.
City of Bonney Lake, Washington
Council Agenda Bill (C.A.B.) Approval Form

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<th>Council/Wrkshp Mtg Date:</th>
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<tr>
<td>Bob Leedy</td>
<td>April 4, 2006</td>
<td>AB06-80</td>
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**BUDGET INFORMATION**

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**Explanation:**

**Agenda Subject:** Discussion of issue of requiring manufactured homes to be “new” in all situations.

**Administrative Recommendation:** Discuss merits of relaxing requirement that manufactured homes in R districts must be new. Give direction to staff if changes are desired.

**Background Summary:** Please see attached memorandum.

**Council Committee Dates:**
- Finance Committee:
- Public Safety Committee:
- Community Development & Planning Committee:
- Council Workshops:

**Commission Dates:**
- Planning Commission:
- Civil Service Commission:

**Board/Hearing Examiner Dates:**
- Park Board:
- Hearing Examiner:

**Council Action:**
- Council Call for Hearing:
- Council Hearings Date:
- Council Referred Back to:
- Workshop:
- Committee
- Council Tabled Until:
- Council Meeting Dates:

**Signatures:**
- Dir. Authorization
- Mayor
- Date City Attorney Reviewed:
Memorandum

Date: March 28, 2006
To: Mayor Johnson
    City Council
From: Leedy
Re: Manufactured Home Conundrum Continues

A situation exists where a resident property owner suffered severe damage to his dwelling during the recent wind storm. The dwelling happens to be a 1968 vintage mobile home in the Cedarview neighborhood. The resident desires to demolish the damaged unit and replace it with a newer, but not new, unit. The resident inquired at the permit counter and was advised, rightly so, that a replacement unit would have to be either stick-built or a new manufactured home.

The resident says he is nearing retirement, can’t afford to purchase a new MH and doesn’t want to invest in a stick-built in his neighborhood. He says that before he does either of those things, he will board-up and secure the damaged unit and move into a rental unit. He was puzzled because he is offering to improve the neighborhood by replacing a damaged 1968 unit with a new-looking 1998 unit. “Isn’t the City interested in improving the appearance of Cedarview?” he asked.

The question is a good one, and one that hadn’t occurred to staff during the formative stages of the manufactured home ordinances. Should the City’s priority be to insure that everything coming into a neighborhood is new, thereby diluting replacement likelihood a great deal, or should it be that replacement units are reasonably new and help in a big way to upgrade neighborhood appearance? Everything old replaced by something new is just not realistic – at least not for several generations.

Staff doesn’t have the demographics, but it seems safe to assume that a considerable percentage of mobile/manufactured home residents fit the socioeconomic profile of the resident mentioned in this memo: many are middle to low income, maybe nearing retirement (or already retired), living in an aging unit, and if an upgrade is in the offing, they aren’t looking to upgrade to something new.
A compromise worth considering is to allow used units (say 10 years or newer), with some administrative oversight to insure that some minimum standard of acceptance is being used – a neighborhood is indeed being upgraded by the replacement unit. In addition to the minimum federal and state requirements, a “Manufactured Home Replacement Checklist” could be crafted to include the following:

1. Overall appearance of unit is an obvious upgrade for the City;
2. Exterior finish, both siding and trim, is maintained and in good condition;
3. Exterior paint shows no sign of weathering, or unit is freshly painted;
4. Roof meets minimum pitch and composition requirements, is free of moss and not in need of replacement;

Unless legal tells us this violates something, the above (other) criteria could be a requirement for permitting a used unit as a replacement.

In the opinion of staff, the above discussion gives credence to the notion that something other than “new” can help to improve the appearance and livability of select neighborhoods throughout the City.

Copy: Don Morrison
     Steve Ladd
     P&CD Staff