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

Agenda Items

1. Presentation: AB06-96 - Eastown ULID Update (60 Mins.)

2. Department Reports. (15 Mins.)

3. Council Open Discussion. (20 Mins.)

4. Review of Minutes from April 4th City Council Workshop and April 11th City Council Meeting. (5 Mins.)

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

6. Discussion: AB06-101 – Ordinance 1187 – Biennial Budget (30 Mins.)

7. 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>
<thead>
<tr>
<th>Department/Staff Contact:</th>
<th>Council/Wrksph Mtg Date:</th>
<th>Agenda Bill Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dan Grigsby – PW Director</td>
<td>April 18, 2006</td>
<td>AB06-96</td>
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<tr>
<th>Ordinance Number:</th>
<th>Resolution Number</th>
<th>Councilmember Sponsor:</th>
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**BUDGET INFORMATION**

<table>
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<tr>
<th>Contract Amount</th>
<th>Required Expenditure</th>
<th>Impact</th>
<th>Remaining Balance</th>
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</thead>
</table>

**Explanation:**

**Agenda Subject:**
East Town ULID Update

**Administrative Recommendation:**

**Background Summary:** Discussion on the East Town ULID. Preliminary assessment of East Town has been completed.

- Proposed water, sewer, and traffic infrastructure improvements within an ULID have been mapped out.
- First cost estimates have been calculated.

As Public Works continues to move forward on this project, costs will be an issue with how this will be covered financially.

<table>
<thead>
<tr>
<th>Council Committee Dates:</th>
<th>Commission Dates:</th>
<th>Board/Hearing Examiner Dates:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finance Committee:</td>
<td>Planning Commission:</td>
<td>Park Board:</td>
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<td>Civil Service Commission:</td>
<td>Hearing Examiner:</td>
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<td>Community Development &amp; Planning Committee:</td>
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<td>Council Workshop:</td>
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**Council Action:**

<table>
<thead>
<tr>
<th>Council Call for Hearing:</th>
<th>Council Hearings Date:</th>
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<tbody>
<tr>
<td>Council Referred Back to:</td>
<td>Workshop: Committee</td>
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<tr>
<td>Council Tabled Until:</td>
<td>Council Meeting Dates:</td>
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</tbody>
</table>

**Signatures:**

[Signatures]

Date City Attorney reviewed
Standard
Memo

Date : April 13, 2006
To : City Council, Mayor, Public Works Director
From : Douglas Budzynski, Public Works
CC :
Re : City Council Work Shop April 18, 2006: Eastown ULID Update

This packet is an update of information collected to determine the validity and possibility of creating a Utility Local Improvement District (ULID). The maps show proposed utility improvements for traffic, water, and sewer and those areas in Eastown that would benefit from the utility improvement.

1. Schedule plan of action: Eastown ULID Plan of Actions
   a. Attachment shows actions and steps needed toward completing a ULID
   b. Steps include both those that have been completed to date and those foreseen as need to complete the ULID.

2. Traffic Map: Proposed Eastown Roads ULID
   a. The traffic improvement will include only a traffic light along the 410 corridor.
   b. Roadways are not included because as land owners decide to develop the land they will want to place the roadways where they need the thorough way.
   c. The developers will be expected to follow the Eastown Development Plan as they go through the development process.
   d. Construction costs is approximately $380,000.

3. Water Map: Proposed Eastown Water ULID
   a. Eastown includes water service from Valley Water District, Tacoma Water District, and Bonney Lake Water District.
   b. The area of Eastown that does not currently have water in the Bonney Lake Water District is small.
   c. The water utility improvements under the ULID will benefit only a small portion of Eastown as shown.
   d. The proposed water alignment would meet current city design and fire flow standards by providing a looped system.
   e. Construction costs is approximately $880,000.
4. Sewer Map: Proposed Eastown Sewer ULID
   a. The Eastown Comprehensive plan includes gravity sewer, one lift station, and a pressure pipeline.
   b. Approximately 70% of the Eastown sewer system will flow to the proposed lift station.
   c. Remaining area of Eastown sewer system will connect to the existing gravity sewer system along 214th Avenue.
   d. Option A Map
      - This proposal provides a bare minimum to encourage development in East Town.
      - Minimum is sewer lift station and pressure pipeline to the existing sewer system.
      - Construction costs is approximately $1,420,000.
   e. Option B Map
      - This proposal includes the lift station and pressure pipeline to the existing sewer system and provides an extension of gravity sewer to the far areas of Eastown.
      - Construction costs is approximately $2,860,000.

5. Preliminary Estimated Costs for Eastown ULID:
   a. Attachment shows breakdown of estimated costs for Eastown ULID.
   b. As part of the costs incurred for the ULID, we propose to include costs from consulting efforts and in-house expenditures.

Bullet Items:

- Developer for western portion of Eastown has expressed their interests in participating in an ULID. The developer stated that at this time a ULID does not fit his goals and would rather work with a latecomers agreement option.
- Developer of the French property had expressed their interests in the water portion of the ULID. They felt because the water portion of the ULID was small they may not be interested in participating in the water portion. They may want to consider bringing water to their property outside of the ULID. Public Works will remind the developer, a looped system will be required. A single water source to the property will not meet standards.
- Construction contractors working for the City of Bonney Lake are required to follow the state's prevailing wages. Contractors working for independent developers are not required to follow this rule. Construction cost estimates shown in this packet are priced as a city operated project.
- We have talked with legal counsel that has stepped through the ULID process before and are prepared to advise us in the next steps.
- We have contacted a consulting firm to help in conducting a Special Benefits Study. This study would look at the cost of the ULID, determine who would benefit from the ULID, and to what degree the benefit is for each property owner.
- The ULID process is at a point where costs from consulting help will be incurred. Who will incur the costs is not known at this time.
- Preliminary time frame for the ULID are as follows:
  - Formation of ULID and acquiring bonds: 12-15 months.
  - RFQ and design of project: 6-9 months.
  - Construction: 12-15 months.
- If the City Council approves of the proposed ULID for each Utility? Which option of sewer ULID would the council like to proceed forward?
- How would the City Council like to proceed with the ULID?
- How would the City Council like to see incurred cost handle? Should the developers incur future cost?
- If we follow the path for the ULID and find the ULID will not pass, who will be responsible for the costs?
## Preliminary Estimated Costs
### For Eastown ULID

**Project:** Eastown ULID  
**Owner:** City of Bonney Lake  
**Date:** 14-Mar-06

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Engineer Estimated Cost</th>
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</thead>
<tbody>
<tr>
<td><strong>A Preliminary Work</strong></td>
<td></td>
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</tr>
<tr>
<td>a. Special Benefits Study by Consultant</td>
<td>1</td>
<td>Is</td>
<td>$75,000</td>
</tr>
<tr>
<td>b. Legal Assistance</td>
<td>1</td>
<td>Is</td>
<td>$50,000</td>
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<tr>
<td>c. In-house Staff Work</td>
<td>1</td>
<td>Is</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$155,000</td>
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<tr>
<td><strong>B Street Improvements</strong></td>
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</tr>
<tr>
<td>a. SR 410 Traffic Light</td>
<td>1</td>
<td>Is</td>
<td>$380,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$380,000</td>
</tr>
<tr>
<td><strong>C Water Improvements</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. 12-inch Water Main</td>
<td>5,500</td>
<td>If</td>
<td>$160</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$880,000</td>
</tr>
<tr>
<td><strong>D1 Sewer Improvements - North Sewer Option A</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. 6-inch Sewer Force Main</td>
<td>4,500</td>
<td>If</td>
<td>$160</td>
</tr>
<tr>
<td>b. Sewer Lift Station</td>
<td>1</td>
<td>Is</td>
<td>$700,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$1,420,000</td>
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<td><strong>D2 Sewer Improvements - North Sewer Option B</strong></td>
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<tr>
<td>a. 8-inch Sewer Main</td>
<td>4,800</td>
<td>If</td>
<td>$300</td>
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<tr>
<td>b. 6-inch Sewer Force Main</td>
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<td>If</td>
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<tr>
<td>c. Sewer Lift Station</td>
<td>1</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$2,860,000</td>
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</table>

Note: Construction costs include prevailing wage scale

### ULID Total Cost - North Sewer Option A
- **Total:** $2,835,000.00
- **20% Contingency:** $567,000.00
- **Project Total:** $3,402,000.00

### ULID Total Cost - North Sewer Option B
- **Total:** $4,275,000.00
- **20% Contingency:** $855,000.00
- **Project Total:** $5,130,000.00
<table>
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<tr>
<th>Date</th>
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<tbody>
<tr>
<td>22-Nov-05</td>
<td>Request for lid presented to PW director and City Council.</td>
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<tr>
<td>22-Nov-05</td>
<td>Pw Directo requested to prepare ULD</td>
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<tr>
<td>3-Feb-06</td>
<td>Meet with French Property Developer to discuss scope of study.</td>
</tr>
<tr>
<td>3-Feb-06</td>
<td>Meet with French Property Developer to discuss potential impact to their planned improvements.</td>
</tr>
<tr>
<td>14-Feb-06</td>
<td>Meet with French Property Developer to discuss scope of study.</td>
</tr>
<tr>
<td>1-Mar-06</td>
<td>Meet with WDW, Water District to discuss scope of study.</td>
</tr>
<tr>
<td>1-Mar-06</td>
<td>Meet with LID attorney to discuss process.</td>
</tr>
<tr>
<td>2-Feb-06</td>
<td>Meet with WDW, Water District to discuss scope of study.</td>
</tr>
<tr>
<td>2-Feb-06</td>
<td>Meet with LID attorney to discuss process.</td>
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<tr>
<td>8-Mar-06</td>
<td>Meet with WDW board to discuss WDW, Water District.</td>
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<tr>
<td>1-Mar-06</td>
<td>Meet with WDW, Water District to discuss scope of study.</td>
</tr>
<tr>
<td>2-Mar-06</td>
<td>Meet with WDW, Water District to discuss scope of study.</td>
</tr>
<tr>
<td>9-Mar-06</td>
<td>Meet with WDW, Water District to discuss scope of study.</td>
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<tr>
<td>9-Mar-06</td>
<td>Meet with WDW, Water District to discuss scope of study.</td>
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<td>Step</td>
<td>Description</td>
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<td>-------------</td>
</tr>
<tr>
<td>33</td>
<td>Set up LID bond replacement plan by property owners.</td>
</tr>
<tr>
<td>32</td>
<td>Construct LID facilities.</td>
</tr>
<tr>
<td>31</td>
<td>Purchase LID Right of Way/Encasement.</td>
</tr>
<tr>
<td>30</td>
<td>Design LID construction contract.</td>
</tr>
<tr>
<td>29</td>
<td>Select LID Bond.</td>
</tr>
<tr>
<td>28</td>
<td>City adopts ordinance forming LID.</td>
</tr>
<tr>
<td>27</td>
<td>Hold public hearing for creation of LID.</td>
</tr>
<tr>
<td>26</td>
<td>Set date for public hearing.</td>
</tr>
<tr>
<td>25</td>
<td>Determine sufficiency of petition.</td>
</tr>
<tr>
<td>24</td>
<td>Present petition to City Council.</td>
</tr>
<tr>
<td>23</td>
<td>Circulate petition for signatures.</td>
</tr>
<tr>
<td>22</td>
<td>Schedule second public meeting to present petition.</td>
</tr>
<tr>
<td>21</td>
<td>Obtain financial options from bonding agent.</td>
</tr>
<tr>
<td>20</td>
<td>Contract consultant to research % benefit to each property owner.</td>
</tr>
<tr>
<td>19</td>
<td>Update cost estimate.</td>
</tr>
<tr>
<td>18</td>
<td>Draft petition for LID.</td>
</tr>
<tr>
<td>17</td>
<td>Address comments.</td>
</tr>
</tbody>
</table>

(April 11, 2006)

EASTOWN UTILITY LOCAL IMPROVEMENT DISTRICT PLAN OF ACTIONS
Call to Order:
Mayor Neil Johnson called the April 4th Council Workshop to order at 5:33 p.m.

Roll Call:
Also in attendance were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley. Councilmember Cheryle Noble arrived while the meeting was in progress. Councilmember Phil DeLeo was absent.

Staff members attending were City Administrator 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.

Mayor Johnson invited the audience to join with him in recognizing the birthdays of Councilmembers Hamilton and Rackley. At 5:35 p.m., Mayor Johnson announced a break in the meeting and invited the audience to participate in refreshments. Mayor Johnson reconvened the meeting at 5:46 p.m.

Agenda Items:

1. Presentation: MBR Wastewater Treatment Technology.

   Public Works Director Grigsby introduced Doug Berschauer of CH2MHill for the presentation on Membrane Bio-Reactor Wastewater Treatment. Mr. Berschauer explained conventional treatment has the following steps: screening for removal of grit and debris, biological treatment, and the clarification in pools or ponds. He said one of the MBR treatment system advantages is the reduction of the physical footprint of the treatment plant which is possible by reducing the size of the clarifiers. He said the system also produces a lower amount of solids, and increases the number of discharge/reuse solutions because the treated effluent is a much cleaner product. He added the amount of water quality sampling is reduced as well.

   Mr. Berschauer said some of the challenges of the MBR system are a higher standard of screening required, a limited flow range, the 7 – 10 year useful life of the membranes, and the energy required to do the air-scouring of the membranes. When asked to compare the costs of the MBR versus a conventional treatment system, Mr. Berschauer said his experience is the capital costs for construction are about the same, but the operational costs are somewhat lower. He added the cost of membranes continues to decrease as well.

   Mr. Berschauer described a technology being used in Germany by the Huber Company that uses MBR technology in residential septic tanks to greatly enhance the effluent to the drain fields. He
offered to provide the Council information on the current costs of this technology. Mr. Berschauer gave his opinion that the next big push in treatment requirements will be to filter out pharmaceuticals in the wastewater. He said the MBR technology coupled with a reverse osmosis filter will virtually remove all negative components from the treated effluent.

Mayor Johnson left the meeting to participate in the opening of the Police Department’s Citizens Academy. Councilmembers briefly discussed the possibilities for an MBR packet plant for the Bonney Lake service area.

At 6:36 p.m., Deputy Mayor Swatman announced a five minute break in the meeting. The meeting was reconvened by Deputy Mayor Swatman at 6:46 p.m.

2. Presentation: Street-lighting Plan.

Director Grigsby explained the base data used to prepare the street light map was gathered by an intern last summer who walked the City with a backpack GPS system. He said the information was used to identify existing lights to include a plot of where additional lights are needed. He introduced Bonney Lake Engineering Technician Andrew Fonda. Engineering Technician Fonda explained the criteria used to prioritize the street lights in the proposed plan.

Councilmember Rackley asked about lighting consistency along SR410. Director Grigsby explained Puget Sound Energy is being consulted on a plan to accomplish this. He said it is not currently a part of the street lighting plan as proposed, but will be pursued separately. Councilmember Rackley noted that in the draft plan lights beyond #157 were deleted. After some discussion, Director Grigsby said staff will look at and report back on the reasons why these lights were deleted. Councilmember King suggested that those lights which are part of planned improvements should have their priorities reconsidered and adjusted to coincide with the construction of the improvements.

Councilmember King initiated discussion about whether the new street light standard luminaire will be used rather than the cobra-head which exists throughout the City. There was general consensus the cobra-head be used where there are existing lights of a similar style in the area, and luminaires used in new developments. Councilmember Hamilton asked about the rights of property owners to override the street lighting plan in the event they object to additional lighting. There was again, general consensus that the concerns of property owners should be considered, but life-safety issues should be paramount.

Director Grigsby asked the Council to comment on the plan to move forward with those lights which can be installed with no capital outlay from the City. He noted the current budget includes approximately $70,000 to cover the capital costs of new lights, but does not include the increased costs for operation and maintenance of the newly installed lights. Councilmember Noble said she favors moving ahead with those lights which can be mounted on existing poles without capital cost to the City. Director Grigsby said he will bring back reworked prioritization of lights based on the Council’s discussion. He said he will also provide the associated estimate for operations and maintenance costs. The Council thanked Engineering Technician Fonda for his work on the project and the presentation made.

3. Discussion: WIFI Final Payment and Deployment.

Information Services Coordinator McEwen explained the City has received a final bill for equipment received for the WIFI Demonstration Project. He explained the staff recommendation
to mount the existing equipment as planned on the water tank is for Police Department use only. He described how one of the panels could be relocated in the future to provide greater coverage in the downtown area. There was general consensus to proceed with payment of the final bill and complete the planned installation for police use. The Council discussed maintenance options with IS Coordinator McEwen, who suggested call out of technicians be on a case-by-case basis. Cost allocation was also discussed. Councilmember King concluded that since the system was only to be used by the Police Department, then the cost would be appropriately allocated to the Drug Fund. He suggested the item be moved forward for action by the Council. Councilmember Rackley said the final bill should just go through the regular voucher review and approval process.

4. Department Reports.

Councilmember Noble asked about the frequency of Department Reports. She said she thought they were to be made just once per month. Deputy Mayor Swatman added that if the department heads are writing their reports, then he would prefer to just receive them by email. City Administrator Morrison said he understood the intent was to have brief verbal reports from the departments at each workshop.

Director Grigsby mentioned the sight-distance issue with the new construction on 70th St. Deputy Mayor Swatman asked if the developers are aware of the issues. Director Grigsby said they are aware. He added that he will provide an update from City Engineer Woodcock. Director Grigsby said the South Prairie Road Intersection Improvement project has been advertised for bids. He said the bid specs call for contractual completion of the project by June of 2007. He said he hopes the construction will be completed much earlier.

Director Grigsby noted the Sewer, Water and Transportation Comprehensive Plans will be submitted tomorrow night to the Planning Commission. Deputy Mayor Swatman asked what the Planning Commission will reasonably accomplish. He questioned whether they will actually make any changes to the plans as submitted. Director Leedy explained it is part of the Comprehensive Planning process required by law. He noted the Planning Commission action will also include a public hearing.

Director Leedy reported recent the sign code enforcement was a success and many illegal signs were collected. He added with the Council’s approval of an agreement with AHBL for planning services, they have already begun work on some of the City’s projects.

City Administrator Morrison added that the Finance Committee and Council will be asked to consider a professional services agreement with a former City planning employee, Shannon Mayfield-Porter, for additional assistance in the department. City Administrator Morrison said there was good participation on the part of the City Council and staff at the Community Summit. He added that a memo regarding the administrative reorganization will be forthcoming. Monday, April 10th will be the effective date for implementation of the changes.

City Clerk Edvalson mentioned the opening of registration for the AWC Annual Conference and asked Council to provide information as soon as possible for registrations and hotel reservations.

5. Council Open Discussion.

Old House on Old Sumner Buckley Highway. Councilmember King thanked the staff for the continued work with the owner of this house. He said the new owner appears to moving toward
proper abatement of the nuisance.

**Junk Vehicles Violation.** Councilmember Rackley asked for an update on the junk vehicles issue on 198th Ave. E. Deputy City Attorney Ganson said the prosecutor reached a settlement which includes a plan for clean up. He said the plan allows the City to inspect the vehicles to make the proper documentation and determination of “nuisance vehicle” status. He suggested the City may wish to explore a superior court action. He said the prosecutor and he are scheduled to meet with the Public Safety Committee on April 17th. Councilmember Rackley asked if the property owner had power, water and sewer to the site. Director Leedy responded the property has neither water nor sewer.

**Glass Recycling.** Councilmember Hamilton asked about progress on the glass recycling site with DM Disposal. City Administrator Morrison said he will check into the issue and report back.

**Dirt Piles.** Councilmember Hamilton asked about the dirt piles across 192nd Ave. E. from Target. Director Leedy responded that the dirt is being used for compaction to bring the site up to grade.

**Press Release.** Councilmember Noble thanked Chief McGehee for the recent press release.

**70th Street Sight-Distance.** Deputy Mayor Swatman asked about sight-distance standards for design and construction in the City. Director Grigsby said the 70th Street builder had to submit drawings to address the sight-distance issues. He said Engineering will make sure the problems are resolved before signing-off on a final plat approval. Director Leedy concurred the project will not receive a recommendation for final plat approval by the Council until the issue is appropriately addressed and resolved.

**Emergency Response Supplies.** Councilmember Bowen asked if the City would consider providing storage for emergency supplies at its new proposed public works facility. He said in the event of a lahar, the City will be cut off from sheltering supplies which are largely stored in Tacoma. Councilmember Rackley suggested the discussion needs to take place with the school districts since they are the primary sheltering locations for large scale emergencies. Councilmember King said the plan needs to be updated to include the presence of Bonney Lake High School. He said federal funds to assist with the process are being reduced to address issues of national security and recent large-scale disasters. He reported Councilmembers DeLeo, Hamilton and he will be attending the upcoming Avian Flu Pandemic conference. He added the Public Safety Committee is working on setting up training on the national incident management system.

**Street Standards for West Tapps Highway.** Deputy Mayor Swatman asked about the street development standards for West Tapps Highway. He expressed concern developers may be allowed to build in the right-of-way required to develop the street to its full 80 foot right-of-way. The Council discussed with staff mechanisms for obtaining the desired right-of-way. Director Leedy said the current developer chose to approach the proposed development using a different method than normal. He said the developer decided to go through the design review process first, rather than addressing the plan review and State Environmental Protection Act processes.

Councilmember Hamilton asked if the City has plans to widen West Tapps Highway. Director Grigsby said he is confident it is not part of the Six-year Transportation Improvement Plan, but it may be a project in the 20-year Transportation Plan. He said he will check and report back.

**Sewer Treatment.** Deputy Mayor Swatman expressed concern developers outside the City limits,
but within the City’s sewer service area could demand service and connection to the city system without agreeing to participate in a possible MBR packet treatment plant. Council discussed the planned sewer capacity, the potential system development charges from a large-scale development. Mr. Berschauer was asked how long it would take to permit an MBR packet treatment plant. He responded it would probably take two years. There was general consensus to not hold up the sewer plan review by the Planning Commission. Deputy Mayor Swatman advised the development of a policy to address these issues. There was general consensus that the City Attorney’s Office should provide a legal opinion on the allocation of planned capacity.

6. Discussion: AB06-80 - Manufactured Home Amendment.

Councilmember Rackley moved to table discussion of AB06-80 until the next Council workshop. Deputy Mayor Swatman seconded the motion.

Motion approved 6 – 0.

7. Review of Minutes from March 21st City Council Workshop and March 28th City Council Meeting.

Mayor Johnson returned to the meeting. He noted the City Council had no proposed corrections.

8. Executive Session.

Under authority of RCW 42.30.110(1)(c)(i), Mayor Johnson announced 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; and to discuss potential litigation. He said the session will last for 10 minutes. At 8:17 p.m., the City began its executive session. At 8:32 p.m., an extension of ten minutes was announced. At 8:42 p.m. another ten minute extension was announced. The session concluded at 8:51 p.m.

8. Adjournment

The regular meeting was reconvened at 8:53 p.m.

At 8:53 p.m., Councilmember Rackley 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 April 4, 2006:

- City of Bonney Lake – Public Works Department Current Events-April 4, 2006 – Dan Grigsby, Public Works Director.
- City of Bonney Lake – Proposed Street Light Location Criteria – Dan Grigsby, Public Works Director.
CALL TO ORDER – Deputy Mayor Dan Swatman called the meeting to order at 7:01 p.m.

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

B. Roll Call [A1.3]

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

Staff members present were City Administrator Don Morrison, Planning and Community Development Director Bob Leedy, Public Works Director Daniel Grigsby, Interim Police Chief ’Buster’ McGehee, Judge James Helbling, City Attorney Jim Dionne and City Clerk Harwood Edvalson.

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

1. Announcements: None.
2. Appointments: None.
3. Presentations: None
   a. Tree City USA – Sarah Griffith with the Washington State Department of Natural Resources presented memorabilia to Bonney Lake in honor of the City’s designation as a Tree City USA.

D. Agenda Modifications:

Councilmember DeLeo asked that Consent Agenda Item E be pulled for discussion. Deputy Mayor Swatman said the item will be addressed as Agenda Item VIIA.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE

Citizen Comments:

Corey Scanlon, 8806 186th Ave. E., said he registered a complaint with Director Leedy about his neighbor’s barbershop. He said the traffic generated by the business in a residential zone is disturbing. He said there are between 20-40 vehicles per day. He asked that the Council consider altering the law to take into consideration vehicle trips for home occupation businesses in residential zones.

Deputy Mayor Swatman asked if a barbershop is an allowed use in a residential neighborhood. Director Leedy said it is not a prohibited use. Councilmember King asked if Director Leedy will be bringing forward for consideration a more comprehensive listing of recommended uses for residential zones. Director Leedy responded the staff is preparing a discussion to brief the Council.

Councilmember DeLeo asked if Mr. Scanlon knows whether other employees outside the home are employed at the barbershop. Mr. Scanlon responded he believes it is just a husband and wife. He added that he has seen six cars there at a time.

Pat Miller, 19205 79th St. Pl., E., said he was discouraged with the format of the open house on the SR410/Old Sumner Buckley Highway improvements. He said the meeting was not sufficiently orchestrated to receive or record public comment. He approved, however, of the use of comment sheets. He expressed concern for the negative impact on local businesses such as Bonney Lake Auto Parts. He said it is ill-advised to close or restrict access to 182nd Avenue East until the connection can be made to 184th Avenue East. Mr. Miller also addressed the shortfalls to the Sewer Fund reported in the newspaper. He said the apparent shortfalls could be the mistakes of a prior administration. He added the Sewer Fund should not be negatively impacted because of a loan to pay off the Moriarty park property acquisition.

City Administrator Morrison said the money for the park acquisition came from the capital projects side of the Sewer Fund. He said the operations and maintenance side of the fund is the portion that is not as healthy. He said the situation is not as severe as portrayed in the newspaper. Director Grigsby clarified that the system development charge is based on the twenty-year Capital Improvement Plan. He said that once the SDC is collected by the City, it can be used on any sewer project. City Attorney Dionne added that the money must remain in the Sewer Fund, but can be used for operations and maintenance.

Dan Decker, 20401 70th St. E., said he agrees with Mr. Miller on the access issues on Myers Road and 182nd Avenue East that the SR410/Old Sumner Buckley Highway improvements will cause. He said the City project should free-up access, not restrict it. Mr. Decker expressed appreciation for the workshop on membrane technology sewer treatment. He also suggested the City not spend money on development of a trail along Fennel Creek. He expressed concern for the environmental impacts of such a project. Mr. Decker also urged the Police Department to enforce the motor
vehicle code with respect to bicycles and their use of the road.

C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS:
[A3.64]

A. Finance Committee
Deputy Mayor Swatman said the Finance Committee met earlier in the evening and discussed the following:
1. Resolution 1560 – a professional services agreement with Shannon Mayfield-Porter for planning services;
2. An update on the 95th St. Local Improvement District;
3. Legislation for added sales tax for annexation areas;
4. The Biennial budget process; and
5. A recruitment priority list. He added that the City has 20 vacant positions.

B. Community Development Committee
Councilmember Rackley said the Community Development Committee met on April 3rd. He said the Committee forwarded the following three items to the Council agenda:
1. Resolution 1559 – An agreement to conduct a wastewater capacity, maintenance and operations management study;
2. AB06-85 – Accepting the East Lake Tapps Water Main Replacement Project performed by DDJ Construction as complete; and
3. AB06-86 – Accepting the Peaking Off-Site Water Main Project performed by DDJ Construction as complete.

C. Public Safety Committee
Councilmember DeLeo said the Public Safety Committee met on April 10th and authorized a proposal to test a surveillance camera on the eastbound side of 184th Avenue East and SR410 to record stop signal violations. He said the Committee was very impressed with the vendor’s presentation. He added that if the system is approved, the citation is treated like a parking ticket, which does not go on the driving record. Councilmember DeLeo said the Committee also forwarded to this evening’s agenda Resolution 1558 for the cooperative DUI enforcement effort. He also announced a meeting of the Public Safety Committee on April 17th to discuss Code Enforcement issues and solutions with the City’s Code Enforcement Officer Denny Bryan and City Attorney Dionne.

Councilmember King said the surveillance camera is at no cost to the City. He said if the demonstration results are favorable, then the company will make a presentation to the full Council. He said the system is not being considered as a revenue generator, but for the safety of the public. He said it is intended to modify traffic behavior at very sensitive intersections.
D. Other Reports: None.

IV. CONSENT AGENDA: [A3.6]

Councilmember Rackley moved to approve the Consent Agenda as modified. (See Agenda Modifications.) Councilmember Noble seconded the motion.

A. Approval of Minutes: Approval of Minutes from March 21, 2006 City Council Workshop and March 28, 2006 City Council Meeting.

B. Checks/Vouchers: Accounts payable checks/voucher #43510 thru 43604 in the amount of $627,811.53; Accounts payable checks/voucher #43605 in the amount of $65.50. [F4.9]

C. Payroll: Payroll for March 16-31, 2006 for checks 24751-24802, including Deposits and Electronic Transfers in the amount of $393,773.78. [F4.9]


E. AB06-91 – Resolution 1558 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Interlocal Agreement And Mutual Aid Agreement With All Other Law Enforcement Agencies Within Pierce County To Participate In A Multi-Jurisdictional DUI Task Force For A Two-Year Period (June 1, 2006—December 31, 2007). [O1.10.4]

F. AB06-87 – Resolution 1559 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Professional Services Agreement With Maintenance Rx For A Wastewater Capacity, Management, Operations And Maintenance (CMOM) Study. [O4.5.1]

G. AB06-85 – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Accepting the East Lake Tapps Water Main Replacement Project Performed By DDJ Construction As Complete. [O4.10.1]

H. AB06-86 – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Accepting the Peaking Off-Site Water Main Project Project Performed By DDJ Construction As Complete. [O4.10.2]

Motion approved 7 – 0.

V. FINANCE COMMITTEE ISSUES:

A. AB06-92 – Resolution 1560 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Professional Services
Agreement With Shannon Mayfield-Porter for Planning Services. [03.1]

Councilmember Rackley moved to approve Resolution 1560. Councilmember DeLeio seconded the motion.

Councilmember Noble asked about the duration of the contract. Director Leedy said he estimated between four to six months. He said the additional services would be needed until the assistant and associate planner positions are filled, and a few special projects have been completed.

Motion approved 7 – 0.

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES: None.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

A. AB06-91 – Resolution 1558 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Interlocal Agreement And Mutual-Aid Agreement With All Other Law Enforcement Agencies Within Pierce County To Participate In A Multi-Jurisdictional DUI Task Force For A Two-Year Period (June 1, 2006 – December 31, 2007). [01.10.4]

Councilmember Noble moved to approve Resolution 1558. Councilmember Hamilton seconded the motion.

Councilmember DeLeio pointed out that although the resolution calls out a two-year period of time, the dates listed are less than two years. He asked if an amendment to the resolution is needed to correct the discrepancy. City Attorney Dionne responded that it did not.

Motion approved 7 – 0.

VIII. FULL COUNCIL ISSUES: None.

IX. EXECUTIVE SESSION: None.

X. ADJOURNMENT

At 7:39 p.m., Councilmember Rackley moved to adjourn the meeting. Councilmember Noble seconded the motion.

Motion approved 7 – 0.
Harwood T. Edvalson, CMC
City Clerk

Mayor Neil Johnson, Jr.
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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<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.

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<th>Board/Hearing Examiner Dates:</th>
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**Signatures:**

Dir. Authorization: [Signature]
Mayor: [Signature]
Date City Attorney Reviewed: [Date]
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 ensure 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 offering, 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
City of Bonney Lake, Washington
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**BUDGET INFORMATION**

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**Explanation**

**Agenda Subject:** Discussion of Ordinance 1187 establishing a biennial budget for the City of Bonney Lake.

**Administrative Recommendation:** Discuss and move forward for Council action at the appropriate Council meeting.

**Background Summary:** This ordinance authorizes the City to change from an annual budget cycle to a biennial budget cycle. RCW 35A.34.040 requires that a city wishing to make such a change must pass an ordinance establishing a biennial budget no later than six months prior to the beginning of a fiscal biennium. The next fiscal biennium begins on January 1, 2007. Therefore, an ordinance authorizing the change must be effective prior to July 1, 2007. The ordinance also requires the City to conduct a mid-biennium budget review between September 1 and December 31 of the first year of the biennium. Any budget modifications resulting from the mid-biennium review must be adopted by ordinance. The City anticipates that moving to a biennial budget system will reduce the time and effort devoted to budget preparation over the two-year biennial cycle, thus enabling the city to devote more attention to strategic issues not immediately impacting the budget.

**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: [Signature]
- Mayor: [Signature]
- Date City Attorney Reviewed:
ORDINANCE NO. 1187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTERS 2.04 AND 3.92 OF THE BONNEY LAKE MUNICIPAL CODE AND ORDINANCE NOS. 917 AND 1061, AND ADDING A NEW CHAPTER 3.96, RELATING TO BIENNIAL BUDGETS.

WHEREAS, the City currently prepares and manages its budget on an annual basis; and

WHEREAS, Ch. 35A.34 RCW authorizes code cities to establish a two-year fiscal biennium budgeting cycle; and

WHEREAS, the City wishes to benefit from the reduced expenditure of time and effort that can result from preparing and managing its budget on a biennial basis;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new BLMC Chapter 3.96 is hereby added, entitled “Biennial Budget,” and a new BLMC section 3.96.010 is hereby added to read as follows:

The City hereby establishes a two-year fiscal biennium budget as authorized by RCW 35A.34.040. The budget for the fiscal biennium beginning January 1, 2007 and all subsequent budgets shall be prepared, considered, adopted and managed according to the provisions of this Chapter and Chapter 35A.34 RCW, which is hereby adopted by reference.

Section 2. A new BLMC section 3.96.020 is hereby added to read as follows:

Pursuant to RCW 35A.34.130 the Council hereby provides for a mid-biennial review and modification of the biennial budget, which shall occur no sooner that eight months after the start nor later than the conclusion of the first year of the fiscal biennium. The City Administrator shall prepare and distribute the proposed budget modification to the members of the City Council. The proposed budget modification shall be a public record and copies shall be made available to the public on request. A public hearing shall be held on the proposed budget modification. Any modification of the adopted biennial budget shall be approved by ordinance.

Section 3. BLMC section 2.04.350 and the corresponding portion Ordinance No. 1061 § 1 are hereby amended to read as follows:
3.92.010  City clerk duties and deputy city clerk duties.

The city clerk or deputy city clerk shall distribute copies of the proposed agenda, with all the required documentation to each member of the council, the mayor and the city attorney or assistant city attorney and other councils, boards or commissioners when applicable, by noon on Friday preceding the meeting. Agenda packets shall be distributed to the councilmember’s mailboxes at City Hall, except in the case of emergency meetings (see BLMC 2.04.100, Emergency council meetings).

The city clerk shall normally include draft copies of the minutes from the previously held council meetings in the council workshop agenda packets for review and any necessary corrections prior to adoption at the following council meeting.

The city clerk shall be responsible for providing each new councilmember with current copies of the Bonney Lake Municipal Code, council policies and procedures manual, city reference manual and city comprehensive plans and copies of Chapter 35A.12 RCW, Mayor-Council Form of Government, and Chapter 35A.33 35A.34 RCW, Biennial Budgets in Code Cities of the RCWs.

Section 4.  BLMC section 3.92.010 and Ordinance No. 917 §1 are hereby amended to read as follows:

3.92.010  Created.

Pursuant to RCW 35A.33.145 35A.34.250, there is created a contingency fund to provide moneys with which to meet any city expense, the necessity or extent of which could not have been foreseen or reasonably evaluated at the time of adopting the annual biennial budget, or from which to provide moneys for emergencies under RCW 35A.33.080 35A.34.140 and 35A.33.090 35A.34.150. The contingency fund may be supported by a budget appropriation from any tax or other revenue source not restricted in use by law, or may be supported by a transfer from other unexpended or decreased funds by ordinance. The total amount accumulated in the contingency fund at any time shall not exceed the equivalent of $0.375 per $1,000 of assessed valuation of property within the city at such time. Any moneys in the contingency fund at the end of the fiscal year biennium shall not lapse except upon re-appropriation by the council to another fund in the adoption of a subsequent budget.

Section 5.  The city clerk shall sign and file with the adopting ordinance a copy of the statutes and regulations referenced herein and shall also file and maintain in the city clerk’s office one copy of each of the adopted laws in the form in which they were adopted for use and examination by the public.

Section 6.  This Ordinance concerning powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval
and publication as required by law; provided, that this Ordinance shall not take effect prior to January 1, 2007.

Passed by the City Council and approved by the Mayor this ___ day of ______, ____.

________________________
Nielan H. Johnson, Jr.
Mayor

ATTEST:

________________________
Harwood T. Edvalson, CMC
City Clerk

APPROVED AS TO FORM:

________________________
James Dionne
City Attorney

Passed:
Valid:
Published:
Effective Date: