

City of

COUNCIL WORKSHOP

October 5, 2004

MINUTES



The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

"Where Dreams Can Soar"

Roll Call

Mayor Robert Young called the workshop to order at 5:38 p.m.

Also in attendance were Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Neil Johnson, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley.

Staff members attending were Administrative Services Coordinator (ASC) Don Morrison, Finance Director John Weidenfeller, Planning and Community Development Director Bob Leedy, Public Works Director Daniel Grigsby, Annexation Planner Shannon Mayfield-Porter, Senior Accountant Barbara Barth, Accounting Assistant Mona Musgrave and City Clerk Harwood Edvalson. City Attorney Jim Dionne and Assistant Public Works Director Gary Leaf joined the meeting in progress.

Agenda Items

1. Open Discussion

Bonney Lake Trash Bags. Mayor Young displayed a trash bag with an imprinted Bonney Lake logo. He said at Council's request, the City had obtained approximately 4500 of the bags for community cleanup projects. Deputy Mayor Swatman encouraged the Council Community Development Committee (CDC) to develop a specific neighborhood cleanup program and recommend the ways the bags might be used.

Property Across From Public Safety Building. Councilmember Rackley asked about progress on the property across from the Public Safety Building. Public Works Director Grigsby said that his department had received three bids to do some grading and hydroseeding. He said that one parcel was not owned by the City. He estimated the work would be started in the next week or so. At Council's request, Planning and Community Development Director Leedy agreed to contact the owner of the other parcel to see if they would allow the City to include it in the beautification project.

Councilmember King asked if the plans included roughing in the connecting street to be constructed in the future. Director Grigsby said that the alignment of the street had not yet been determined. Councilmember Rackley encouraged forward motion on the planning for alignment and street design, and the eventual sale of the remainder of the property.

Refuse Contract With DM Disposal. Councilmember Hamilton said that some residents had reported receiving refuse collection bills with higher rates than previously charged. Accounting Assistant Musgrave said the customers are actually paying less now with the direct billing from DM. She said the company had charged for the current month and a month in advance. Councilmember Johnson asked if the Finance Department would check into the yard waste

charges. He said it appears these have increased. He asked if the franchise agreement gives DM Disposal authority to directly raise yard waste rates. Finance Director Weidenfeller said he would check into the concerns.

City Hall Land Purchase. Councilmember DeLeo asked if the City had closed escrow on the property for the New City Hall. Mayor Young responded that the City is still pursuing the steps required to complete the property purchase. He said the City is waiting for a storm water system maintenance agreement on the property before completing the process. Deputy Mayor Swatman asked if engineering studies had been done on the property. Administrative Services Coordinator (ASC) Morrison said the City Engineer and the attorney had looked at the minor title exceptions and determined that further testing is not required to determine the sites buildability.

Cedarview Park Improvements. Deputy Mayor Swatman thanked the Mayor and staff for the improvements to the Cedarview Park site.

Fire Capacity. Deputy Mayor Swatman asked Director Grigsby if the average water bill includes a charge for fire flow capacity. Director Grigsby responded that he believes it does.

Pierce County Community Development Committee Meeting. Deputy Mayor Swatman said he attended the Pierce County Community Development meeting in Orting. He reported that they are dealing with the Agricultural Reserve Land issue. He said the County has removed the R5 zone and are now calling it Reserve 5, a transitional zone in those areas that are in the City's urban growth area. He added that they talked about the purchase of development rights on farmland.

AWC Regional Meeting. Deputy Mayor Swatman reported that he and Councilmember Noble attended the AWC Regional meeting in Tacoma. He said Bonney Lake appears to be in a good position financially compared to many cities who are complaining of financial problems. He added that he hopes the City will stay on a financial path that will keep it in good financial position in the future.

Fluoride Debate In Tacoma. Deputy Mayor Swatman said the Tacoma/Pierce County Health Board will debate the fluoride issue at their meeting on Wednesday. He encouraged elected officials and citizens opposed to the forced-introduction of fluoride into the drinking water to again express their opinion at the hearing.

Critical Areas Maps. Deputy Mayor Swatman asked Director Leedy if the Council could be provided maps of the proposed impacts of the Critical Areas Ordinance, particularly along the Fennel Creek Corridor. Director Leedy said they would be provided.

Name-the-street Contest. Councilmember DeLeo distributed a list of the names he had received for the contest to re-name 192nd St next to the new Target. He invited the Councilmembers to check their favorites and he would see if there is consensus on a particular name.

New Businesses. Councilmember Johnson asked if the Mayor could disclose the names of any new businesses coming to Bonney Lake. He said that, in general, he could not disclose any names. He said that there was talk of a Frugal's coming to the Target center. He said there are a number of businesses looking at the City. Councilmember Rackley asked about the new Italian Restaurant. Director Leedy said they are still moving forward. Councilmember King asked about the hair salon, Elements. Director Leedy said the salon had been given a temporary occupancy permit until they comply with ADA requirements on their restroom. He said that all

other fees have been paid.

Street Lighting At Target Center. Councilmember Johnson asked about the decorative street lighting Corliss had proposed for the Target Center. Mayor Young said the fixtures couldn't be used because of lighting requirements and design problems. Councilmember DeLeo reported that lighting has already been installed. General discussion ensued about the desire for decorative lighting to enhance the City's appearance, and the reasons for denying the request for the proposed lighting. Mayor Young said a specific answer will be provided on the denied use. Director Leedy said the T&S Development pre-dates the recently adopted design review criteria and standards. He added that the Design Review Commission will use the new standards from this point forward. Councilmember Rackley said the CDC had asked the Design Commission to consider street lighting standards. Director Grigsby said his staff has four or five alternatives for them to consider in a draft ordinance.

Connecting Sidewalks. Councilmember Johnson asked if staff would investigate the cost to complete sidewalks from the Target Center all the way to 214th. He said this would help connect the main retail areas of the City. Director Grigsby responded that there is a plan for future budgets to include \$40,000 annually for study and installation of sidewalks. He said the funds could be used in the first year to do a study and the remainder to initiate the plan. Councilmember Johnson encouraged immediate action so that actual projects might be identified in the 2005 budget. Councilmember Hamilton observed that the \$40,000 wouldn't go very far at \$40/linear foot for sidewalks. Director Grigsby said that factors such as width, strength, curb and gutter and design all vary the costs. He added that the study would help identify how best to begin to address the needs. Councilmember King agreed that the City needs to identify and prioritize its sidewalk projects. He suggested completing the sidewalk between the Albertsons and the KFC on the south side of SR410.

Target Now Open. Mayor Young announced that Target is open for business. Deputy Mayor Swatman noted that the grand opening is October 10th. Deputy Mayor Swatman noted that the Target is anticipated to generate between \$160,000 - \$300,000 in revenue to the City.

City Hall Tour. Councilmember DeLeo asked how many Councilmembers would attend the tour of City Halls on October 8. Four Councilmembers indicated their intent to participate in the tour.

2. Review of Minutes: September 21 Workshop and September 28 Council Meeting.

The City Council had no suggested corrections to the minutes as presented.

3. AB04-219 – 10% Petition to Commence Annexation Proceedings - Annexation Area 1.

Planner Mayfield-Porter acknowledged that the Council had a full agenda for the evening and suggested they may wish to continue any discussion to the next available meeting. She went on to explain that the Council had originally considered annexation of this area in 2001, but the City was unable to get the legal description of the area verified by Pierce County before the election deadlines that year. She added that with the ongoing development proposed for the area, the time may be right for annexation. She discussed with Council the potential for annexation of three subareas. The Council discussed the possible methods of annexation. There was general consensus expressed to bring forward the motion to annex the whole area using the newest approved method of annexation.

Responding to Councilmember Rackley's request, Mayor Young declared a five minute recess in the meeting at 6:31 p.m. The meeting reconvened at 6:39 p.m.

4. AB04-223 – Utility Rates – HDR/EES Consultants; AB04-224 – Cost of Living Index Utility Rate Increases; and AB04-225 – Storm Water ESU (Impermeable Surface) Ordinance.

Director Grigsby began the discussion on this item with a review of two proposed ordinances that he asked the Council to consider. He described the need for annual consumer price index (CPI) adjustments of water, sewer and storm water utility rates. He added that the lack of consistent CPI adjustments has eroded the utility's operating fund balances.

Director Grigsby also mentioned some of the wholesale water purchase options the City is exploring. He referenced recent meetings with Tacoma, the Cascade Water Alliance and the Bonney Lake Water Committee.

Mr. Grigsby introduced Tom Gould of HDR/EES, consulting on a rate study for the City of Bonney Lake sewer and water utilities. Mr. Gould spoke from a PowerPoint presentation. He said the purpose of the meeting was to review the process of setting cost-based water and sewer rates; review the draft results of the revenue requirement and cost of service analyses for each utility; and discuss the policy issues and next steps in the study process.

After reviewing and discussing Mr. Gould's presentation, there was a majority consensus of the Council directing Mr. Gould to proceed with his work assuming an increase in water rates over the next five years of 15%, 15%, 15%, 4%, and 4%. There was understanding that these rates would include the CPI adjustments discussed earlier by Director Grigsby. Councilmember Rackley asked to see the numbers generated by an alternative rate projection based on an equal increase in each of the next five years. Mr. Gould said they could make those calculations. The Council also gave direction to Mr. Gould to continue his work on sewer rates by building in a 1.5% to 2% annual increase, again, assuming that this would include an annual adjustment for the CPI.

Councilmember Hamilton asked about fire flow. Mr. Gould said that the cost of providing for fire flow is included in the rates. Deputy Mayor Swatman asked if a cost per hydrant for fire protection could be calculated. Mr. Gould said they would provide that number. He added that they would plan to report back to the Council at the November 2 Workshop.

Director Grigsby addressed the proposed impermeable surface ordinance for establishing storm water rates. He said this system of determining rates for the storm water utility is understandable and defensible. He said the ordinance was needed now to give the staff direction to begin the laborious task of making the calculations. He said the goal would be to implement the rates no earlier than July 1, 2005. The City Council discussed the proposed method for establishing rates. Mr. Gould concurred that this was a good method for establishing storm water rates. There was general Council consensus to bring forward an ordinance for Council consideration.

5. Adjournment

With common consent of the Council, Mayor Young adjourned the workshop at 8:45 p.m.

Documents submitted at the Council Workshop of October 5, 2004:

- *City of Bonney Lake – 2005 Utility Rate Analysis Process and Elements* – Dan Grigsby, Public Works Director.
- *City of Bonney Lake – Overview of the Process of Setting Cost-Based Rates* – Tom Gould, Project Principal, HDR/EES.

Harwood T. Edvalson, CMC
City Clerk

Robert Young, Mayor